

PROCEEDINGS OF THE DAY		27
Day and Date	Thursday and 20.11.2025	
Complaint No.	CR/3237/2024 Case titled as Manmohan Singh and Seema VS Ocus Skyscrapers Reality Limited	
Complainant	Manmohan Singh and Seema	
Represented through	Shri Ashwani Kumar Sharma Advocate	
Respondent	Ocus Skyscrapers Reality Limited	
Respondent Represented	Ms. Sanjana Manchanda Advocate	
Last date of hearing	11.09.2025	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings

The present complaint was filed on 16.07.2024 and registered as complaint bearing no.3237 of 2024 and reply on behalf of respondents was received on 29.11.2024.

(As per annexure R-1 of reply i.e., Certificate of Incorporation dated 11.08.2021, the name of the respondent no.1 has been changed from M/s Ocus Skyscrapers Reality Limited to M/s Ocus Skyscrapers Reality Private Limited.)

On 07.07.2025, the complainant has filed amended memo of parties (as co-allottee has expired on 13.02.2022) and request to implead legal heir's of deceased co-allottee. However, no legal heir's certificate is provided, which can provide the legal heir's of deceased co-allottee.

On last date of hearing (i.e., 24.07.2025), the counsel for the complainant was directed to provide a copy of legal heir's certificate of deceased co-allottee (Rajinder Kumar) but the same has not been filed till date.

Despite directions given on 24.07.2025, the counsel for the complainants has not yet file the legal heir's certificate of deceased- co allottee (Rajinder Kumar) till date.

The counsel for the complainants states that he has placed on record a copy of order dated 24.01.2023 passed by the Permanent Lok Adalat (Public Utility Services), Gurugram, and clarifies that the said order dated 24.01.2023 is in favour of the legal heir's of the deceased co-allottee (Rajinder Kumar) and the same are requested to impleaded in the present complaint through an

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application dated 07.07.2025, for impleading the legal heir's of deceased co-allottee (Rajinder Kumar) and has also submitted an amended memo of parties.

Upon this, the counsel for the respondent states that the complainant has not submitted any legal heir's certificate of deceased co-allottee (Rajinder Kumar). Further, objected that the said order dated 24.01.2023 cannot be considered as a legal heir's certificate and clarifies that an appeal (CWP-10639-2023) has been filed by the respondent against the said order and the order/award dated 24.01.2023 passed by the Permanent Lok Adalat (Public Utility Services), Gurugram, was stayed by the Hon'ble Punjab and Haryana High Court vide order dated 17.05.2023 and is still continue. Further submits that the matter is pending before the Hon'ble Punjab and Haryana High Court on 08.01.2026.

On contrary to this, the counsel for the complainant's states that in the said appeal filed by the respondent has not challenged the issue w.r.t legal heir's. Further submits that the legal heirs are also ready to give an affidavit on oath stating that there is no other legal heirs of deceased co-allottee (Rajinder Kumar) except them.

The counsel for the complainant seeks some time to file the same. Request is allowed. He is directed to file the same within a period of 15 days after supplying an advance copy to the respondent.

Matter to come up on 29.01.2026 for final arguments.


P.S. Saini
Member
20.11.2025