

PROCEEDINGS OF THE DAY		21
Day and Date	Wednesday and 12.03.2025	
Complaint No.	CR/4539/2022 Case titled as Abhishek Sarda and Anuradha Sarda VS DLF Limited	
Complainant	Abhishek Sarda and Anuradha Sarda	
Represented through	Shri Gaurav Sharma proxy counsel	
Respondent	DLF Limited	
Respondent Represented	Shri Ishaan Dang Advocate	
Last date of hearing	05.02.2025	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings

The present complaint has been received on **28.06.2022** and registered as complaint no. **4539 of 2022**. The reply on behalf of respondent was received on **01.08.2022**.

Succinct facts of the case as per complaint and reply are as under:-

Sr. No.	Particulars	Details
1.	Name of the project	"The Skycourt", Sector-86, Gurugram, Haryana.
2.	Area of project	12.858 acres
3.	DTCP License no.	Licence no. 31 of 2010 dated 05.04.2010 Licence no. 44 of 2012 dated 09.05.2012
4.	RERA registered	Not registered

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

5.	Unit no.	J-113, 11 th floor, Tower-J (As on page 33 of complaint)
6.	Unit area	1862 sq.ft [Super-area] 143.772 sq.ft [Carpet-area] (As on page 33 of complaint)
7.	Allotment letter	07.01.2013 (As on page 64 of reply)
7.	Date of execution of buyer's agreement	21.03.2014 (As on page 27 of complaint)
8.	Possession clause	Attached BBA not clear
9.	Due date of possession	21.03.2017 (Calculated 36 months from date of BBA)
10.	Sales consideration	Rs.1,21,03,000/- (As per schedule of payment on page 57 of the complaint) Rs.1,70,07,096/- (As per S.O.A dated 26.03.2014 on page 268 of reply)
11.	Amount paid by the complainants	Rs.1,23,18,439/- (As per S.O.A dated 26.03.2014 on page 268 of reply)
12.	Occupation certificate	17.07.2017 (As on page 29 of reply)
13.	Offer of possession	16.03.2018 (As on page 224 of reply)

14.	Final notice for taking possession	12.05.2022 (As on page 107 of complaint)
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The complainants have sought following relief(s)-

1. Direct the respondent to handover possession of the unit along with delayed possession charges.
2. Direct the respondent to make fresh calculations of the unit area after excluding community centre from the super area calculation.
3. Direct the respondent to not levy GST charges of Rs.5,44,635/- from the complainants.
4. Direct the respondent to not levy any holding charges.

The proxy counsel for the complainant seeks an another adjournment to settle the matter. The complaint was filed on 28.06.2022 and there is no justification in granting any further adjournment.

Parties may file written submissions within a period of 2 weeks with an advance copy to each other.

Order reserved.

Matter to come up on **09.04.2025** for pronouncement of order in case settlement is not arrived at before the said date.

Ashok Sangwan
Member
12.03.2025