

PROCEEDINGS OF THE DAY		38
Day and Date	Wednesday and 26.03.2025	
Complaint No.	CR/639/2024 Case titled as Nirmal Tuteja VS Landmark Apartments Private Limited	
Complainant	Nirmal Tuteja	
Represented through	Shri K.B. Thakur Advocate	
Respondent	Landmark Apartments Private Limited	
Respondent Represented	Shri Amarjeet Kumar Advocate	
Last date of hearing	08.01.2025	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings		
The present complaint has been received on 06.03.2024 and the reply on behalf of respondent has been received on 20.05.2024.		
Succinct facts of the case are as under:		
S. N.	Particulars	Details
1.	Name of the project	Landmark Cyber Park, Sector 67, Gurugram
2.	Total project area	8.3125 acres
3.	Nature of the project	Cyber Park
4.	DTCP license no. and validity status	97 of 2008 dated 12.05.2008 valid up to 11.05.2020
5.	Name of licensee	M/s Landmark Apartments Pvt. Ltd.
6.	RERA Registered/ not registered	Registered vide no. 61 of 2019 dated 25.11.2019
7.	Unit no.	Not allotted
8.	Unit area admeasuring (Super area)	2000 sq.ft., 5 th Floor (Page 29 of complaint)
9.	Builder buyer's agreement	12.08.2019 (Page 27 of complaint)
10.	MoU	25.06.2008



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

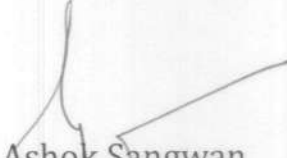
नया पी. डब्ल्यू. डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

		(Page 38 of complaint)
11.	Due date of possession	25.06.2011 [Calculated as per <i>Fortune Infrastructure and Ors. vs. Trevor D'Lima and Ors. (12.03.2018 - SC); MANU/SC/0253/2018</i>]
12.	Sale consideration	Rs.1,08,00,000/- (Page 39 of complaint)
13.	Amount paid by the complainant	Rs.1,08,00,000/- (Page 40 of complaint)
14.	Assured return clause	4. That the first party will pay Rs.54/- per sq.ft. on 2000 sq.ft. as a assured return in the form of monthly rent to the Second Party till the date of possession or 3 years or upto 1st leasing.
15.	Assured Return paid by respondent	Rs. 43,71,084/- (Page 2 of reply)
16.	Occupation certificate	26.12.2018 (as per DTCP website)
17.	Offer of possession	Not on record

Arguments heard.

Order reserved.

Matter to come up on **07.05.2025** for further proceedings. In the meantime, both the parties may file written submissions within 15 days with an advance copy to each other.


Ashok Sangwan
Member
26.03.2025