



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
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New PWD Rest House, Civil Lines, Gurugram, Haryana

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

PROCEEDINGS OF THE DAY

2

Day and Date	Tuesday and 10.12.2024
Complaint No.	CR/7161/2022 Case titled as Rajkumar Rana and Shanti Rana VS Advance India Project Limited& Landmark Apartments Private limited
Complainant	Rajkumar Rana and Shanti Rana
Represented through	Shri Dhruv Lamba Advocate
Respondent	Advance India Project Limited& Landmark Apartments Private limited
Respondent Represented	Shri Dhruv Rohatgi Advocate.
Last date of hearing	22.10.2024
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings

Order pronounced.

No case of delayed possession charges is made out. Offer of constructive possession made in pursuance to the agreement dated 08.07.2019 is valid. In case the lease as per the agreed terms has not been executed, then the complainant can invoke clause No. 21 (k) (ii) of the agreement dated 08.07.2019. Balance assured return is allowed as agreed between the parties vide agreement dated 08.07.2019, if any. So far as said agreement not being in consonance with the model BBA as prescribed in the Haryana Real Estate (Regulation and Development) Rules, 2017 is concerned, separate proceedings shall be initiated.



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Detailed order will follow. Matter stands disposed off.

Ashok Sangwan
Member

Vijay Kumar Goyal
Member

Arun Kumar
Chairman
10.12.2024