

PROCEEDINGS OF THE DAY		26
Day and Date	Tuesday and 22.10.2024	
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	01.10.2024	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings		
<p>Order not pronounced today for want of clarification on offer of constructive possession.</p> <p>The counsel for the complainant stated at bar that as per the original agreement signed between the parties the possession was to be delivered to the complainant and thereafter the respondent mailed the in the year 2019 to get the fresh buyer's agreement executed in terms of RERA Act, 2016 and Rules, 2017 whereas the respondent mischievously added the term constructive possession in the said agreement, which is not as per the model agreement for sale prescribed in Rules, 2017.</p> <p>The counsel for the respondent states that as per booking application form the unit was not for purpose of self-occupation and the buyers agreement shall be read in continuity to the booking form and not separately. Moreover, as per the explanation given at point (b) in the rules, 2017 the model agreement may be modified and adapted in each case having regard to the facts and circumstances of respected cases.</p> <p>Arguments heard.</p>		



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण गुरुग्राम

CA/116/2022

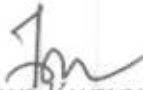
New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. डब्ल्यू. डी. विभाग गुरु, सिविल लाईन, गुरुग्राम, हरियाणा

Matter to come up on **10.12.2024** for pronouncement of order.

Ashok Sangwan
Member

v.1-3
Vijay Kumar Goyal
Member


Arun Kumar
Chairman
22.10.2024