

PROCEEDINGS OF THE DAY		17
Day and Date	Wednesday and 15.05.2024	
Complaint No.	CR/7557/2022 Case titled as Sanjeev Bohra VS Landmark Apartment Private Limited	
Complainant	Sanjeev Bohra	
Represented through	Ms. Priyanjali Singh Advocate	
Respondent	Landmark Apartment Private Limited	
Respondent Represented	Shri Amarjeet Kumar Advocate	
Last date of hearing	07.02.2024	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings		
The present complaint has been received on 13.12.2022 and the reply on behalf of respondent has been received on 07.02.2024.		
Succinct facts of the case as per complaint and annexures are as under:		
S. N.	Particulars	Details
1.	Name of the project	Landmark - The Residency, sector - 103, Gurugram
2.	Project area	10.868 acres
3.	Nature of the project	Residential
4.	DTCP license no. and validity status	33 of 2011 dated 19.04.2011 valid up to 15.04.2021
5.	Name of licensee	Basic Developers Pvt. Ltd. and others
6.	RERA Registered/ not registered	Not registered
7.	Provisional allotment letter	19.12.2012 (Page no. 8 of complaint)
8.	Date of execution of apartment buyer agreement	Not executed

New PWD Rest House, Civil Lines, Gurugram, Haryana


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

9.	Unit no.	A-123, 12 th floor, Tower-A (Page no. 8 of the complaint)
10.	Unit area admeasuring	1710 sq. ft. (super area) (Page no. 8 of the complaint)
11.	Possession clause	Not provided
12.	Due date of possession	19.12.2015 [Calculated as per <i>Fortune Infrastructure and Ors. vs. Trevor D'Lima and Ors. (12.03.2018 - SC); MANU/SC/0253/2018</i>]
13.	Total sale consideration	Rs. 92,72,300/- (Page no. 2 of reply)
14.	Amount paid by the complainant	Rs. 25,95,000/- (Page no. 7 of reply)
15.	Occupation certificate	25.09.2020 (Page 36 of reply)
16.	Final reminder	10.09.2012 (page 30 of reply)
17.	Cancellation letter	27.09.2012 (page 32 of reply) Note: Cancellation was revoked by the respondent as admitted on page 13 of reply)
18.	Offer of possession	Not offered
19.	Refund request	12.10.2018 (page 46 of complaint)

Arguments heard.

Order reserved.

 Matter to come up on **17.07.2024** for pronouncement of order.


 Ashok Sangwan
 Member
 15.05.2024