

PROCEEDINGS OF THE DAY		22
Day and Date	Thursday and 13.11.2025	
Complaint No.	CR/820/2024 Case titled as Deepak Saluja and Sapna Saluja VS Landmark Apartments Private Limited	
Complainant	Deepak Saluja and Sapna Saluja	
Represented through	Shri Garv Malhotra Advocate	
Respondent	Landmark Apartments Private Limited	
Respondent Represented	Shri Jatin Sharma Advocate	
Last date of hearing	04.09.2025	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings

The present complaint was filed on 07.03.2024 and registered as complaint no. 820 of 2024 and the reply on behalf of respondent has been received.

The respondent filed an application for dismissal of complaint on 25.07.2024 as conveyance deed for the unit of the complainant was executed in April, 2023 and as per section 11(4) of the Act of 2016, the obligation of the respondent-promoter is limited till the time of execution of conveyance deed. The complaint was filed in March, 2023 for delay possession charges that is a year after the execution of conveyance deed, hence not maintainable.

On 12.12.2024, the complainants have filed a reply to the application for dismissal filed by the respondent stating that though the respondent the possession was taken over by the complainants under duress and on inspection it was found that the unit is not habitable, moreover the amenities as specified in buyer's agreement were not provided to the complainants. So, they are entitled for the delay possession charges as well as the amenities as promised by the respondent.

The counsel for the complainant states that previous costs of Rs.15000/- is not yet paid by the respondent. However, the respondent has moved an application for waiver of cost.



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

CR/ 820/2024

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी. डब्ल्यू. डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

Heard on the application moved by the respondent for waiver of costs and the same is dismissed.

The counsel for the respondent requests for a short adjournment to argue the matter as the main arguing counsel is not available today. Request is allowed. It shall be the last opportunity.

Matter to come up on 04.12.2025 for further proceedings.


P.S. Saini
Member
13.11.2025