



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

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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 | | 34 |
|--------------------------------|--|-----------|
| Day and Date | Thursday and 20.02.2025 | |
| Complaint No. | CR/352/2024 Case titled as Sahil Arora and Apoorva Arora VS DLF Utilities Limited & Devinder Singh Arun Kumar Bhagat | |
| Complainant | Sahil Arora and Apoorva Arora | |
| Represented through | Shri Tilak Raj Arora Advocate | |
| Respondent | DLF Utilities Limited & Devinder Singh Arun Kumar Bhagat | |
| Respondent Represented through | Shri Ishaan Dang Advocate | |
| Last date of hearing | 05.12.2024 | |
| Proceeding Recorded by | Naresh Kumari and HR Mehta | |

Proceeding-cum-Order

The present complaint was filed on 22.02.2024 and the reply on behalf of the respondent was filed on 18.04.2024.

The counsel for the complainant states that the complainant was illegally charged Rs. 23,600/- for mutation charges and till date no documents furnishing record of property has been handed over to the complainant. Further states that all the charges of maintenance and all other charges during this interim period should also be refunded.

The counsel for the respondent states that the property is already in the name of father of the complainant as evident from annexure R-20 at page 170 of reply. Further states that the CC of the project was obtained way back in the year 2014 and the complainant herein is subsequent allottee as the original allottee has transferred the unit in the name of the complainant on 09.11.2021.



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New PWD Rest House, Civil Lines, Gurugram, Haryana

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


The counsel for the respondent also states that the complainant in his relief mostly is seeking compensation, which can only be adjudicated by the Adjudicating Officer and not before this Authority.

Arguments Heard.

The Authority observes that the Completion Certificate (CC) for the unit in question was obtained in the year 2014. The complainant has approached this Authority on 22.02.2024, i.e., after a lapse of 10 years from the issuance of the CC. The relief sought by the complainant to furnish the record of mutation of the unit is already reflected in the name of the complainant's father, as per the documents available on record (Annexure R-20 of the reply). Additionally, the relief sought by the complainant is not maintainable, as the complainant became a subsequent allottee in the year 2021. Further, the complainant's request for compensation for other various grievances is not maintainable before this Authority, as such reliefs fall outside the jurisdiction and scope of the statutory provisions applicable in this matter.

In light of the above, the complaint is deemed not maintainable and is hereby dismissed.

File to be consigned to the registry.


Vijay Kumar Goyal
Member
20.02.2025