



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. डब्ल्यू. हा. विभाग बंगला सिविल लाइन्स गुरुग्राम हरियाणा

PROCEEDINGS OF THE DAY

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Day and Date	Friday and 12.09.2025
Complaint No.	CR/2784/2025 Case titled as Umesh Mehta VS DLF Home Developers Limited
Complainant	Umesh Mehta
Represented through	Complainant in person
Respondent	DLF Home Developers Limited
Respondent Represented	Shri Ishaan Dang Advocate
Last date of hearing	01.08.2025
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings-cum-order

The present complaint was filed on 24.06.2025 and the reply on behalf of respondent has been filed on 01.08.2025.

The present complaint has been filed before this Authority in respect of the subject unit wherein there are two allottees as per the record. However, the instant complaint has been instituted by only one of the allottees, without impleading the other necessary party.

Since the rights and obligations arising out of the builder buyer agreement pertain jointly to both the allottees, the complaint filed by a single allottee cannot be treated as a properly instituted complaint.

In absence of a complaint filed jointly by all allottees, or without proper authorization/consent of the co-allottee, the present complaint suffers from material defect and is not maintainable.

Accordingly, the Authority is of the view that the present complaint is not maintainable and the same is hereby dismissed, with liberty to the



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complainant to file afresh in accordance with law by impleading all necessary parties.

File be consigned to the registry.

Arun Kumar
Chairman
12.09.2025