

PROCEEDINGS OF THE DAY		4
Day and Date	Thursday and 09.10.2025	
Complaint No.	CR/2323/2023 Case titled as Narender Singh and Poonam VS Landmarks Apartment Private Limited	
Complainant	Narender Singh and Poonam	
Represented through	Shri Sunil Kumar Advocate	
Respondent	Landmarks Apartment Private Limited	
Respondent Represented	Shri Amarjeet Kumar Advocate	
Last date of hearing	07.08.2025	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings		
The present complaint was filed on 19.05.2023 and registered as complaint no. 2323 of 2023 and the reply on behalf of respondent was received on 15.05.2025. The counsel for the complainant states that the complainant is seeing possession of the unit along with delayed possession charges. No BBA has been executed. The counsel for the respondent states that the present complaint is not maintainable as the same is filed for two different units hence the present complaint is liable to be dismissed on this ground. Further states that an allotment letter was issued on 27.11.2012 hence the present complaint is also barred by limitation. On contrary the counsel for the complainant states that a legal notice was sent to the respondent in the year 2021 to offer the possession of the unit but the respondent has not offered the possession as it is scrapped project. The Authority has taken the view in a number of cases that a single complaint is not maintainable for two distinct units as it constitutes separate and independent cause of action.		



HARERA
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HARYANA REAL ESTATE REGULATORY AUTHORITY
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हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम
CR/2323/2025

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

In view of the above, the present complaint stands dismissed with liberty to file a separate complaint for individual units. File be consigned to the registry.


P. S. Saini
Member


Arun Kumar
Chairman
09.10.2025