

PROCEEDINGS OF THE DAY		30
Day and Date	Tuesday and 20.01.2026	
Complaint No.	CR/4147/2024 Case titled as Ashish Sultan VS KS Propmart Private Limited	
Complainant	Ashish Sultan	
Represented through	Shri Yash Pratap Singh Advocate	
Respondent	KS Propmart Private Limited	
Respondent Represented	None	
Last date of hearing	16.12.2025	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings-cum-order

The present complaint was received on 04.09.2024 and registered as complaint no. 4147 of 2024 and the reply was received on 07.02.2025.

The complainant is seeking to declare the demand of PLC amounting to Rs.9,13,320/- demanded by the respondent vide letter dated 29.07.2024 as unlawful and direct the respondent to cancel and retract the said demand letter, to start paying the monthly pre-possession lease rental against the unit as per the terms of the agreement and further direct the respondent to pay arrears of accrued pre-possession lease rental starting w.e.f. 27.11.2023 till date along with delay interest @ 18% p.a. to the complainant, not to raise any further demands against the unit and not to cancel the allotment and not alienate or crate third-party rights.

None present on behalf of the respondent.

Heard on behalf of the complainant.

The Authority observes that Clause 7 of the Buyer's Agreement dated 02.03.2022 specifically stipulates the due date of delivery of possession as 02.08.2027. As per the Act, 2016, the right of an allottee to seek relief for delayed possession arises only after the expiry of the contractually agreed date of possession. In the absence of any delay or breach on the part of the promoter as on date, the Authority finds no merit in the complaint. The claim for relief, including the demand for refund/interest/PLC, is therefore



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. डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

CR/4147/224
untenable at this stage. The complaint being premature is liable to be dismissed, and no relief can be granted.

Matter stands disposed of. File be consigned to the registry.


P.S. Saini
Member


Arun Kumar
Chairman
20.01.2026