

Hukum Chand and another
Vs.
M/s SN Realtor and another
Appeal No. 762 of 2024

Present: Mr. Hukum Chand-Appellant No.1.

Dissatisfied from the order passed by the Authority on 05.09.2023, the appellant has preferred the instant appeal.

He *inter alia* contends that:

- i) built up area of the villa is 1058.86 sq. ft. whereas respondents have charged for 1275 sq. ft. Though, proof of built up area is annexed with the complaint but it was not taken into consideration by the Authority;
- ii) promoter has levied external development charges despite a stipulation in the BBA and the government levies would be nil. As per him, this Clause of the BBA has been ignored by the Authority;
- iii) the Authority has erroneously granted six months grace period to the promoter on the basis of force majeure condition, which is unsustainable.

Appeal be registered.

Issue notice for 05.04.2025.

Process be issued for this purpose.

On perusal of the record, this Bench feels that constructions of the project at present needs to be ascertained.

DTP (HQ) submit his report in this regard within two weeks from today.

A copy of this order be sent to DTP (HQ).

Justice Rajan Gupta
Chairman
Haryana Real Estate Appellate Tribunal

Rakesh Manocha
Member (Technical)

01.03.2025
Manoj Rana