

PROCEEDINGS OF THE DAY		10
Day and Date	Friday and 11.07.2025	
Complaint No.	CR/1134/2024 Case titled as Anil Sachdeva VS Vatika Limited	
Complainant	Anil Sachdeva	
Represented through	Complainant in person with Shri Harshit Goyal Advocate	
Respondent	Vatika Limited	
Respondent Represented	Ms. Ankur Berry Advocate	
Last date of hearing	21.05.2025	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings

The present complaint was filed on 18.04.2024 and reply on behalf of the respondent was filed on 24.07.2025.

The complainant is seeking delayed possession charges, possession of the unit and execution of conveyance deed.

The counsel for the respondent states that there is not a single document stating that the unit was to be handed over and possession was to be delivered at any fixed time. On contrary, the counsel for the complainant draws attention towards clause 10 of the BBA vide which the developer contemplates to complete construction of the said commercial unit within 48 months of execution of this agreement. By virtue of this clause, the due date of possession was 17.01.2021 and the respondent has not yet obtained the occupation certificate.

Arguments heard.

The respondent is directed to pay interest on the amount paid by the complainant at the prescribed rate of 11.10% p.a. for every month of delay from the due date of possession i.e., 17.01.2021 till the offer of possession plus



HARERA
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HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम
CR/134/2024

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

~~2 months or actual handing over of possession whichever is earlier, as per~~
proviso to section 18(1) of the Act read with Rule 15 of the Rules, ibid.

Detailed order will follow. Matter stands disposed off.

Arun Kumar
Chairman
11.07.2025