



**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

<b>PROCEEDINGS OF THE DAY</b>		<b>18</b>
Day and Date	Tuesday and 13.01.2026	
Complaint No.	CR/1418/2024 Case titled as Bharat Raj Thukral VS Vatika Limited	
Complainant	Bharat Raj Thukral	
Represented through	Shri Kanish Bangia Advocate	
Respondent	Vatika Limited	
Respondent Represented	Ms. Ankur Berry Advocate	
Last date of hearing	08.01.2026	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

### **Proceedings**

The present complaint has been received on 05.04.2024 and registered as complaint bearing no.1418 of 2024 and reply on behalf of respondent was received on 30.07.2024.

The complainant is a subsequent allottee entered into the shoes of original allottee on 04.01.2018 vide which the original allottee transferred all her rights to the complainant and vide letter dated 13.07.2013, the respondent allotted a unit no. 144, 4<sup>th</sup> floor, block-C admeasuring 500 sq. ft. to the complainant. Though the complainant has entered into the shoes of original allottee after the due date of possession i.e., 19.01.2016 but it does not affect the statutory right of the complainant of delayed possession charges anyway from the date of nomination i.e., 04.01.2018.

The complainant is seeking possession delayed possession charges.

The counsel for the respondent states that assured return of Rs.2,77,444/- already paid to the complainant be adjusted towards the delayed possession charges.



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Arguments heard.

The respondent/promoter is directed to pay interest to the complainant against the paid-up amount at the prescribed rate i.e., 10.80% p.a. for every month of delay from the date of nomination i.e., 04.01.2018 till valid offer of possession plus two months after obtaining occupation certificate from the competent authority or actual handing over of possession, whichever is earlier, as per section 18(1) of the Act of 2016 read with rule 15 of the rules. The amount of assured return already paid by the respondent shall be adjusted in DPC amount.

Detailed order will follow. Matter stands disposed.

Arun Kumar  
Chairman  
13.01.2026