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HARYANA REAL ESTATE REGULATORY AUTHORITY
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हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

PROCEEDINGS OF THE DAY		57
Day and Date	Wednesday and 22.01.2025	
Complaint No.	CR/3051/2024 Case titled as Mark Dushyant Martin VS Chirag Buildtech Private Limited	
Complainant	Mark Dushyant Martin	
Represented through	Shri Abhey Jain Advocate	
Respondent	Chirag Buildtech Private Limited	
Respondent Represented through	Shri Garvit Gupta, Advocate	
Last date of hearing	Early hearing application	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings

The present complaint has been filed on **01.07.2024** and registered as complaint no. **3051** of **2024** alongwith an application under section 36 of the Act, 2016 has been filed by the complainant on 01.07.2024 seeking direction to the respondent to not cancel the allotment of the complainant and handover valid possession of the unit. Reply on behalf of the respondent has not been received till date.

As per the said application, the complainant had paid Rs.14,90,000/- out of the total sale consideration of Rs.15,08,285/- and is further ready to pay all the legitimate demands as agreed. The respondent has illegally charged a unlawful interest at unjustified rate from the complainant on the ground of delayed payment.

The respondent has filed an application for dismissal of the complaint on 23.10.2024 stating that the complaint has been filed by the complainant on 25.06.2024 and the unit had already been cancelled on 09.02.2024.



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Reply to the said application was filed by the complainant on 02.01.2025.

The counsel for the complainant refers to e-mail dated 27.3.2024 wherein the respondent has provided the complainant a special offer on the interest on the dues and requested the complainant to clear the dues with interest before 31.3.2024 or 1.04.2024 to avail 25% discount on the total interest payable. He further states that an amount of Rs. 3-00 lac were paid to the respondent on 8.6.2024 as per receipt placed at page 79 of the complaint. Further, vide e-mail dated 17.6.2024, the demand of Rs.4,12,025/- was raised by the respondent.

Heard.

The complaint is held to be maintainable. The complainant is aggrieved by cancellation/alleged unjust demands made by the respondent w.r.t. an allotted unit in an Affordable Housing Project.

The respondent may file reply to the main complaint within a period of 10 days after supplying a copy to the counsel for the complainant.

Matter to come up for further proceedings on 04.2.2025 .

Ashok Sangwan
Member
22.01.2025