



HARERA
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HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी डब्ल्यू डी विभाग गृह विहित लाईन, गुरुग्राम, हरियाणा

PROCEEDINGS OF THE DAY		82
Day and Date	Friday and 01.12.2023	
Complaint No.	CR/3176/2023 Case titled as Savi Singh Bedi and Surbir Kaur Bedi VS Bestech India Private Limited	
Complainant	Savi Singh Bedi and Surbir Kaur Bedi	
Represented through	Shri Dev Raj Sharma Advocate	
Respondent	Bestech India Private Limited	
Respondent Represented	Shri J.K. Dang Advocate	
Last date of hearing	First hearing	
Proceeding Recorded by	Naresh Kumari	

Proceedings

The present complaint has been received on 21.07.2023 and the reply was received on 23.11.2023.

The counsel for the complainants states that the complainants are seeking delayed possession charges. The respondent has sent offer of possession on 14.07.2018 which was accompanied with a demand of Rs.33,06,533/-. Further stated that the demand is including interest on delayed payment but no credit of delayed possession charges was given in the statement of account, hence, the complainants are seeking delayed possession charges as well as possession of the unit.

The counsel for the respondent states that there was a gas pipeline at site which came in the knowledge of the respondent while starting the excavation and on account of that, they approached the authorities and zero period of one year was granted to them which needs to be excluded for computing the due date of possession of the unit and further to that as per letter dated 05.04.2017 which is Annexure R8 at page 100 where the allottee has clearly mentioned that I consciously and irrevocably waived all the rights pertaining to realization of any amount from the developer with



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respect to claim for any compensation for delay, hence the complainants are not entitled to any delayed possession charges and further to that a waiver of interest was also given to the allottee which is also mentioned in the letter dated 05.04.2017.


The counsel for the complainant stated that as per OC dated 19.06.2018 which is R26 at page 149 it is mentioned that application for OC was moved by the respondent on 22.02.2018.

Arguments heard.

Both the parties are directed to submit written submissions within a period of 4 weeks with an advance copy to each other.

Order reserved

Matter to come up on **15.03.2024** for pronouncement of orders.


Sanjeev Kumar Arora
Member
01.12.2023