PROCEEDINGS OF THE DAY	30
Day and Date	Thursday and 19.09.2024
Complaint No.	CR/353/2024 Case titled as Ratnashri Buildtech Private Limited VS Pioneer Urban Land & Infrastructure Private Limited
Complainant	Ratnashri Buildtech Private Limited
Represented through	Shri Siddharth Karnawat Advocate
Respondent	Pioneer Urban Land & Infrastructure Private Limited
Respondent Represented	Shri Mohit Arora and Abhishek Pandey Advocates
Last date of hearing	30.05.2024
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings

The present complaint has been received on 09.02.2024 and registered as complaint no. 353 of 2024 and reply on behalf of respondent was received on 30.05.2024.

On 01.07.2024, the counsel for the respondent filed an application for cancellation and termination of allotment letter dated 09.11.2010 and buyer's agreement dated 08.12.2010.

The counsel for the complainant request that matter may be heard by full bench in view of the various issues involved including the attachment order passed by Income Tax Department vide which the account of company as well as the said property was attached and hence, the payment could not be made. Further states that complainant had already paid more than 90% of sale consideration and there was delay in offering the possession and undue demand has been raised and hence, request for allowing DPC and direction for handing over of possession.

The counsel for the respondent states that an application has been filed by the respondent seeking cancellation of the allotment letter in view of Rule 8 of the Rules, 2017 and read with clause 9.3 of the Model Buyer agreement which provides for cancellation on account of non-payment and not taking possession despite offer of possession made way back in 2017. The OC was received on next day i.e. 14.11.2017 but offer was made on 13.11.2017 itself. Further states that the Income Tax Department ~~on~~ attached the property of the complainant not the bank account.

The counsel for the complainant states that they do not wish to file any reply to the above application although denies the submissions made in the application.

Matter to come up before the **Full Bench** on **07.01.2025** for further proceedings.

V.K.G.
Vijay Kumar Goyal
Member
19.09.2024