

PROCEEDINGS OF THE DAY
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Day and Date	Friday and 12.09.2025
Complaint No.	CR/5226/2024 Case titled as Harbir Singh Gulati VS KNS Infracon Private Limited & Tashee Land Developers Private Limited
Complainant	Harbir Singh Gulati
Represented through	Shri Harbir Singh Gulati and Ms. Prerana Advocates
Respondent	KNS Infracon Private Limited & Tashee Land Developers Private Limited
Respondent Represented through	Shri Rishabh Jain Advocate
Last date of hearing	08.08.2025
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings

The present complaint was filed on 19.11.2024 and the reply on behalf of respondents has not been filed till date.

The counsel for the complainant appeared and stated that they are seeking delay possession charges. The counsel for the respondents appeared and stated that they has obtained the occupation certificate in October 2024 and has subsequently offered the possession of the unit to the complainant.

The respondents till date has not filed reply in the Authority. Despite specific directions on 07.03.2025, 09.05.2025, 08.08.2025 it failed to comply with the orders of the Authority to file reply. It shows that the respondents are intentionally delaying the procedure of the court by avoiding to file written reply. Therefore, the authority assumes/ observes that the respondents have nothing to say in the present matter and accordingly the authority struck off the defence of the respondents.

Further it is pertinent to mention here that the Act mandates that the Authority shall deal with the complaints as expeditiously as possible and shall dispose of the same within a period of sixty days from the date of receipt of such application/complaint and in case the time period is not adhered to, the Authority shall record the reasons in writing. The legislative intent for the said enactment is to provide a speedy summary trial of the complaint filed by the complainant. The spirit and object of the benevolent legislation will be



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 लाइन्स, गुरुग्राम, हरियाणा

Frustrated and defeated if the complaints filed are not disposed of expeditiously. The present matter has been pending since 10 months.

Arguments heard.

The respondent/promoter is directed to pay interest to the complainant against the paid-up amount at the prescribed rate i.e., 10.85% p.a. for every month of delay from the due date of possession 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.

Detailed order will follow. Matter stands disposed.

Arun Kumar
Chairman
12.09.2025