



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 लाईन्स, गुरुग्राम, हरियाणा

PROCEEDINGS OF THE DAY		9
Day and Date	Friday and 14.11.2025	
Complaint No.	CR/5369/2024 Case titled as Atul Khanna VS KNS Infracon Private Limited	
Complainant	Atul Khanna	
Represented through	Shri Sukhbir Yadav Advocate(filed POA)	
Respondent	KNS Infracon Private Limited	
Respondent Represented	Shri Rishabh Jain Advocate(filed memo of appearance)	
Last date of hearing	07.11.2025	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings

The present complaint has been received on 29.10.2024 and the reply on behalf of respondent no. 1 was received on 18.07.2025 and no reply on behalf of respondent no. 2 has been filed.

The counsel for the complainant states that the complainant is seeking delayed possession charges and possession of the unit as the complainant has paid Rs. 48,41,736/- against the total sale consideration of Rs. 53,20,286/- and the due date of possession was 31.12.2020. Further states that the complainant is willing to pay the outstanding dues on the equitable rate of interest.

The counsel for the respondent states that the respondent has obtained the occupation certificate on 24.10.2024 and due to non payment of outstanding dues, the unit has been cancelled on 25.04.2025.

Arguments heard.

The Authority observes that cancellation of unit is invalid. The respondent is directed to restore the subject unit to its original position in favour of the complainant. The respondent-promoter is directed not to create third party rights. In case the respondent has already created third party rights on the unit in question, then the respondent/promoter shall offer possession of a similarly



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

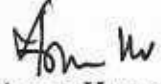
हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी. डब्ल्यू. डी. विन्धाम गृह, सिविल लाईन्स, गुरुग्राम, हरियाणा

located unit/flat of same size and specifications at same rate as per the buyer's agreement dated 19.07.2018 in the said project to the complainant.

Further 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 i.e. 31.12.2020 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 complainant is directed to pay outstanding dues to the respondent at the equitable rate of interest and the respondent shall handover the possession to the unit thereafter.

Detailed order will follow. Matter stands disposed off.


Arun Kumar
Chairman
14.11.2025