



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. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

PROCEEDINGS OF THE DAY

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Day and Date	Tuesday and 06.01.2026
Complaint No.	CR/5508/2024 Case titled as Susanta Kumar Sahoo VS Arete India Projects Private Limited
Complainant	Susanta Kumar Sahoo
Represented through	None
Respondent	Arete India Projects Private Limited
Respondent Represented	Ms. Tanya Advocate
Last date of hearing	24.12.2025
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings

The present complaint has been filed on **20.11.2024** and registered as complaint bearing no. **5508** of **2024**. Vide proceedings dated **26.11.2025**, the respondent was proceeded ex-parte.

The complainant is seeking delayed possession charges and possession of the unit.

Case has been called out but no one has appeared on behalf of the complainant today.

Ms. Tanya Advocate has appeared on behalf of the respondent and filed power of attorney as well as a copy of resolution passed by the Board of the Director. Further states that neither notice has been issued to the respondent nor the copy of complaint has been received by the respondent and requests to supply a copy of the complaint.

Arguments heard.

The Authority observes that due date of delivery of possession was **30.09.2020** and the respondent has offered the possession on 28.03.2022 after obtaining occupation certificate on 21.03.2022 and Conveyance Deed has also been executed on 20.05.2022. Delay in handing over of the possession to the complainant is clearly established here.



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OK 5508/2024

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The respondent/promoter is directed to pay interest to the complainant against the paid-up amount at the prescribed rate i.e., 10.80% 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.

P.S. Sami
P.S. Sami
Member

Arun Kumar
Arun Kumar
Chairman
06.01.2026