



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		51
Day and Date	Tuesday and 27.01.2026	
Complaint No.	CR/6019/2024 Case titled as Nirmala and Rajnish VS JMS Buildwell Reality Private Limited	
Complainant	Nirmala and Rajnish	
Represented through	Shri Gaurav Rawat Advocate	
Respondent	JMS Buildwell Reality Private Limited	
Respondent Represented	Shri Ravinder Singh Sinha and H.S. Chauhan Advocates	
Last date of hearing	18.12.2025	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings		
The preset complaint was filed on 10.12.2024 and reply on behalf of respondent was received on 28.08.2025.		
The complainant is seeking Possession with amenities and specifications, CD, Quashing of illegal offer of possession cum demand letter dated 14.09.2024 and 06.11.2024		
The counsel for the respondent states that the complaint filed by the complainant is pre-mature as the same has been filed before the due date of possession i.e. 28.12.2025.		
Arguments heard.		
The respondents are directed to pay delayed possession charges at the prescribed rate of interest i.e. 10.80% per annum from the due date of possession i.e. 28.12.2025 till offer of possession + 2 months or actual handing over of possession whichever is earlier after obtaining occupation certificate from the competent authority. The complainant shall pay the outstanding amount to the respondent and respondent shall charge equitable rate of interest i.e. 10.80% per annum.		



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Other relief shall form a part of the main order.


P.S. Saini
Member


Arun Kumar
Chairman
27.01.2026