



Complaint no. 1175 of 2023

HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1175 OF 2023

Kaushalendra Singh

....COMPLAINANT

VERSUS

BPTP Ltd

....RESPONDENT

CORAM:

Dr. Geeta Rathee Singh

Member

Chander Shekhar

Member

Date of Hearing: 08.04.2025

Hearing: 6th

Present: Mr. Kaushalendra Singh, Complainant through Vc

Mr. Tejeshwer Singh, Counsel for Respondent
(through VC).

ORDER:

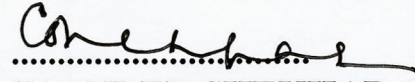
1. Today, case was fixed for arguments. Mr. Kuahalendra Singh, Complainant submitted that he had booked a unit in the project of the respondent in the year 2012. A builder buyer agreement was executed between the parties on 09.02.2012. As per the agreement possession of the unit was to be delivered by the year 2015. However, the respondent has failed to offer possession of the unit till date. Hence, the present complaint seeking possession of the

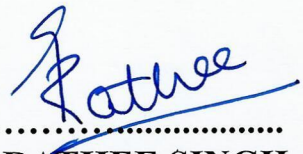
booked unit along with delay interest. During the course of hearing dated 23.07.2024, learned counsel for the respondent had submitted that the project had received occupation certificated on 30.04.2024 and the unit is ready for possession. Accordingly, complainant had visited the site of the project on 30.07.2024 and found numerous deficiencies which were filed in the registry vide document dated 20.08.2024. Respondent had issued an offer of possession on 02.08.2024 however, respondent had failed to adjust the delay interest admissible to complainant. Complainant further submitted that no communication or efforts have been made by the respondent since the last date of hearing with regard to delay interest admissible to complainant post offer of possession.

2. Learned counsel for the respondent submitted that offer of possession has been duly issued to the complainant on 02.08.2024 after receipt of occupation certificate on 30.04.2024. Said offer of possession is a valid offer of possession which has not been accepted by the complainant for reasons best known to him. He further submitted that the liability of delay interest on part of the respondent stops on 02.08.2024 i.e when a valid offer of possession was issued to the respondent. Further, the complainant himself has defaulted in making payments as per the schedule, a copy of which is attached as Annexure- 4 of the reply.



3. Arguments advanced by both parties have been taken on record. Case is adjourned to **08.07.2025** for further arguments and consideration.


.....
CHANDER SHEKHAR
[MEMBER]


.....
DR. GEETA RATHEE SINGH
[MEMBER]

