



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1349 OF 2023

Ramesh Kumar Malik

....COMPLAINANT

VERSUS

Ruhil Promoter Private Limited

....RESPONDENT

CORAM: Dr. Geeta Rathee Singh
Chander Shekhar

Member
Member

Date of Hearing: 17.09.2024

Hearing: 3rd


Present: - Adv. Jasdeep Singh, Ld. Counsel for complainant.
Adv. Navneet, Ld. Counsel for respondent.

ORDER

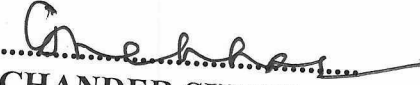
1. Today, Ld. counsel for complainant stated that an apartment buyer agreement was executed between the complainant and the respondent on 15.07.2013, whereby has unit/flat no. E-102 admeasuring 1240 sq. ft was allotted to complainant in the real estate project namely "Ruhil Residency" being developed by the respondent promoter. As per clause 9(i) of the

apartment buyer's agreement possession was to be handed over to the complainant within 36 months with further grace period of 180 days under normal circumstances, meaning thereby respondent was obligated to handover possession of the apartment by 15.01.2017. However till date no valid offer of possession has been made by respondent.

2. Ld. counsel for complainant further stated that respondent without even offering possession of the unit is illegally seeking/demanding maintenance charges from complainant.
3. Per contra, ld. counsel for respondent stated that several reminders were sent to complainant to make balance payments and take possession of the apartment. Further during physical visit of complainant to respondent, letter of offer of possession was handed over to complainant although proof of handing over of possession letter is not annexed with the file. Ld. counsel for respondent sought time to place on record copy of the same.
4. Her request is allowed. Authority grants an opportunity to respondent to place on record proof of delivery/receiving of letter of offer of possession, copy of occupation certificate for the building in which unit of the complainant is situated and latest statement of account within 15 days in the registry of Authority.



5. Case is adjourned to 07.01.2025


CHANDER SHEKHAR
[MEMBER]


DR. GEETA RATHEE SINGH
[MEMBER]

