



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1369 OF 2023

Bimla Hooda

....COMPLAINANT

VERSUS

Ruhil Promoters Pvt. Ltd.

....RESPONDENT

Date of Hearing: 07.04.2026

Hearing: 7th

Present: - Adv. Iqbal Singh, Proxy counsel for Adv. Dixit Garg,
Learned Counsel for the Complainant through VC.
Adv. Kamaljeet Dahiya, Learned counsel for the
Respondent through VC.

ORDER(DR. GEETA RATHEE SINGH- MEMBER)

1. Vide order dated 03.02.2026 complainant was directed to file an affidavit with regard to the status of physical possession of the unit in question and respondent was directed to file proof of prior allotment of the said unit in question to Mr. Joginder Singh Kajla along with proof of refund of paid amount. As per record no document has been filed till date by either of the parties.
2. Adv. Iqbal Singh, proxy counsel for the complainant sought time to comply with the aforesaid directions.

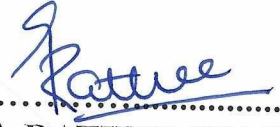
3. Learned counsel for the respondent raised objection with respect to the maintainability of the present case on the ground that the primary relief of the complainant is compensation.
4. With regard to the objection raised by the respondent it is observed that the relief clause bearing no. (i) reads as follows:

"That in proviso to the Section 18(1) of the Real Estate (Regulation and Development) Act, 2016, the compensation on account of the delayed possession along with interest may kindly be awarded to the complainant in view of the Rule 15 of the Haryana Real Estate (Regulation and Development) Rules, 2017."

Drawing an inference from the language of the complaint and said relief clause, it can be safely assumed that the complainant is seeking relief of payment of delay interest for the delay caused in completion of the project and not otherwise. Said clause has to be harmoniously read with the complaint. Mere use of the word compensation would not change the actual relief of delayed possession charges sought by the complainant. Moreover, the complainant is seeking relief of compensation on account of delayed possession along with interest as per Rule 15 of HRERA Rules, 2017. Meaning thereby that the complainant has sought two parallel remedies i.e. compensation and interest. Therefore, plea of the respondent is not tenable and the Authority has complete subject matter jurisdiction to adjudicate upon the complaint/relief claimed.



5. Both parties are granted last opportunity to comply with the directions issued vide order dated 03.02.2026. No further opportunity shall be granted.
6. Case is adjourned to 04.08.2026.



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DR. GEETA RATHEE SINGH
[MEMBER]

