



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1371 OF 2023

Ajay Singh Malik

....COMPLAINANT

VERSUS

Ruhil Promoters Pvt. Ltd.

....RESPONDENT

CORAM: Dr. Geeta Rathee Singh
Chander Shekhar

Member
Member

Date of Hearing: 27.05.2025

Hearing: 5th

Present: - Adv. Dixit Garg, Ld. Counsel for complainant through VC
Adv. Kamal Dahiya, Ld. Counsel for respondent through VC

ORDER

1. Today, Ld. counsel for complainant stated that complainant booked unit no. D-1003 in respondent's project i.e., Ruhil Residency, located at Sector 3, Bahadurgarh. An apartment buyer agreement was executed between the parties on 07.03.2013 and the complainant had already paid ₹46,05,400/- against the total sale consideration i.e ₹36,25,551/- for the unit. As per clause 9 of the agreement, respondent was under an obligation to complete construction of the unit within 36 months alongwith grace period of 180 days i.e., by 07.09.2016. However, even

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after the lapse of 9 years, possession has not been offered to the complainant. Therefore, the complainant prays for a relief of refund of the amount deposited. Ld. counsel for the complainant apprised the Authority that during pendency of this complaint, a settlement deed was signed and the same was filed in the registry of Authority. However, the respondent did not honor the same and now, the complaint seeks relief on documents available on record.

2. Ld. Counsel for respondent stated that the occupation certificate was received on 17.03.2022 and possession was offered on 01.07.2022. Further, he stated that possession was delayed due to force majeure conditions including covid-19. Therefore, the covid-19 pandemic time be considered as force majeure for purpose of calculation of delay in handing over possession.
3. Case is adjourned to 16.09.2025 for further argument and consideration,


CHANDER SHEKHAR
[MEMBER]


Dr. GEETA RATHEE SINGH
[MEMBER]