



## HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: [www.haryanarera.gov.in](http://www.haryanarera.gov.in)

### COMPLAINT NO. 1775 OF 2023

Deepika Bansal

.....COMPLAINANT

Versus

Jai Krishna Artec J.V

.....RESPONDENT

**CORAM: Dr. Geeta Rathee Singh**

**Member**

**Date of Hearing: 11.11.2025**

**Hearing: 8th**

**Present: Adv. Vikas Gupta, Ld Counsel for Complainant through VC**

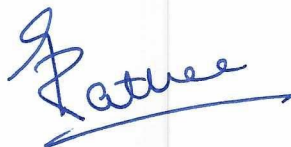
None for respondent

### **ORDER : DR. GEETA RATHEE SINGH -(MEMBER)**

1. Captioned complaint was listed for hearing on 08.07.2025. However, due to the reconstitution of benches, complaint is taken up today for hearing.
2. Ld. counsel for complainant submitted that complainant booked a plot in respondent's project "Greenwood City", Sector 26-27, Sonipat after paying an amount of Rs. 4,30,000/- on 04.02.2006. Plot buyer agreement was executed between the parties on 27.11.2012 i.e. after 6 years of

application for allotment and till date the complainant had paid an amount of Rs. 21,21,810/-. He further submitted that conveyance deed was executed between the parties on 13.12.2022 and possession of the plot was to be delivered within 24 months from the date of booking whereas possession letter of the plot was handed over in January 2023. Complainant in present case has sought delayed possession interest from February 2008 till date of possession.

3. In rebuttal, Adv. Saurav Sapra, who appeared on behalf of respondent argued that complainant is not entitled to any delayed possession interest as matter is already hit by res judicata as similar issues have already been decided by the order of NCDRC, Delhi dated 30.06.2022 wherein hon'ble NCDRC has disposed off the matter in view of settlement arrived between both parties. Thus, present complaint is an afterthought just to harass the respondent. In response, Ld. counsel for complainant argued that forged and fabricated settlement deed have been furnished by the respondent and amount of Rs. 49,663/ paid by respondent was for reduction in plot area. Moreover, no settlement deed was signed by the complainant .He further argued that settlement deed is not genuine as amount column is left blank.
4. Ld. counsel for respondent submitted that he do not wish to file reply to the application filed by complainant dated 27.02.2025 stating the amount paid by the complainant.



5. On perusal of file, Authority observes that vakalatnama of counsel who appeared for respondent is not on record, therefore his attendance is not marked today. Authority directs him to file vakalatnama.
6. Case is adjourned to 20.01.2026 for further arguments and consideration.

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

