



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 2587 OF 2022

Jai Singh Dalal

....COMPLAINANT

VERSUS

Ruhil Promoter Private Ltd. and Anr.

....RESPONDENT

CORAM: Dr. Geeta Rathee Singh
Nadim Akhtar

Member
Member

Date of Hearing: 13.09.2023

Hearing: 4th

Present: - Mr. Amninder Singh Mann Advocate, counsel for complainant.

Mr. Kamal Dahiya, Advocate, counsel for the respondents

ORDER (DR. GEETA RATHEE SINGH - MEMBER)

1. Learned counsel for respondents stated that in the complaint book on page no. 16, complainant is seeking relief of refund as well as compensation from


- respondents. In response to this, learned counsel for complainant gave a statement that complainant is seeking primary relief of refund.
2. Learned counsel for respondents stated that possession of the booked unit has already been offered to the complainant on 10.05.2023 annexed as "Annexure R-3" in reply and as soon as complainant received the letter of offer of possession he started seeking relief of refund from the respondents. In response to this, learned counsel for complainant stated that no offer of possession is received by complainant till date.
 3. Along with this, another issue raised by learned counsel for respondents that complainant opted for construction link plan and payment was received from the complainant till 2014 at different stages, default in payment on part of complainant started when respondents raised a demand on 30th march 2016 at the stage of "on the start of external and internal flooring." He also added that when project has already been completed then complainant could have come and taken possession and adjusted payables or receivables amount later. Learned counsel for complainant stated that demand was raised by the respondents in 2016 and the same was met by the complainant. And after that no demand was raised on part of respondents which is clear from the provisional demand letter "annexed as Annexure C-14 on page no. 61 of


Rathee

complaint book.”, print out of the same has been taken from the website of respondents.

4. After hearing arguments from both the parties, Authority directs respondents to place on record the documents showing proof of service of offer of possession made by respondents , statement of accounts along with proof of demands raised by respondents from the complainant at time of offer of possession.
5. Case is adjourned to 05.12.2023.


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NADIM AKHTAR
[MEMBER]


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DR. GEETA RATHEE SINGH
[MEMBER]