



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 297 OF 2023

Yogender Singh

....COMPLAINANT

VERSUS

Ruhil Promoters Pvt. Ltd.

....RESPONDENT

2. COMPLAINT NO. 944 OF 2023

Sarita

....COMPLAINANT

VERSUS

Ruhil Promoters Pvt. Ltd.

....RESPONDENT

CORAM: Dr. Geeta Rathee Singh

Member

Nadim Akhtar

Member

Date of Hearing: 15.11.2023

Geeta Rathee

Hearing: 4th (in complaint no. 297 of 2023)

3rd (in complaint no. 944 of 2023)

Present: - Mr. Dixit Garg Advocate, counsel for complainants through VC.

Mr. Kamal Dahiya, Advocate, counsel for the respondent

Mr. Ravi Ranga, authorized representative of respondent.

ORDER (DR. GEETA RATHEE SINGH - MEMBER)

1. Relevant part of last order of the Authority dated 13.09.2023 is reproduced below:

2. "Authority directed the respondent to invite complainant to visit the site and offer physical possession of the unit within next 30 days from today on a mutually agreed date between the parties. While taking physical possession, the complainant should visit his unit in the presence of representative of respondent company and make a list of the shortcomings in the unit, if any, and provide the list of same to the respondent. Respondent is directed to rectify all the shortcomings of the unit, pointed out by the complainant as per terms and conditions of the Builder Buyer Agreement in another 15 days. It is hereby directed to respondent not to charge any amount from the complainant at this stage. The respondent shall prepare the fresh statement of account as per RERA Rules and Regulations and handover the copy of the same to the complainant



on the date of offer of possession. Complainant may file objections, if any, in the said statement of account in the Authority with a copy to the respondent. Payables and receivables shall be decided by the Authority in the further course of hearing. The conveyance deed of the unit will be got done by the respondent after the final decision of the Authority on payables and receivables”

2. Learned counsel appearing on behalf of complainants stated that no offer of possession has been made by respondent till date. Sh. Ravi Ranga, Authorised representative for respondent stated that there were certain deficiencies in the unit of the complainants which are to be rectified, causing delay in handing over of possession.
3. Authority grants a last opportunity, subject to cost of ₹10,000/- payable to the Authority and ₹5000/- payable to the complainants in each case to comply with the order dated 13.09.2023. In case, respondent fails in complying with the orders of the Authority, cases will be heard on merits on next date of hearing.
4. Cases are adjourned to 22.02.2024.


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NADIM AKHTAR
[MEMBER]


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DR. GEETA RATHIE SINGH
[MEMBER]