



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 3253 OF 2022

Shailender Kumar

....COMPLAINANT

VERSUS

Ruhil Promoter Pvt. Ltd.

....RESPONDENT

CORAM: Dr. Geeta Rathee Singh

Member

Nadim Akhtar

Member

Date of Hearing: 15.11.2023

Hearing: 4th

Present: - Mr. Jasdeep Singh Advocate, counsel for complainant

Mr. Kamal Dahiya, Advocate, counsel for the respondent

ORDER (DR. GEETA RATHEE SINGH - MEMBER)

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

- i. "Mr. Jasdeep Singh, appeared on behalf of complainants in both the complaints

stated that complainants are seeking relief of possession along with proper amenities which was assured in Builder Buyer Agreement. In response to the same, learned counsel for respondent stated that project is complete and respondent is ready to offer possession to the complainants.

- ii. Authority directs 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.*
- iii. 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 for respondent stated that possession has already been given to complainant. The only issue left to resolve is of delay interest. He further sought some time to settle the matter pertaining to delay interest. Request accepted. In case respondent fails to settle the matter, case will proceed for final arguments for receivables and payables amount.
3. Case is adjourned to 22.02.2024.


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NADIM AKHTAR
[MEMBER]


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DR. GEETA RATHEE SINGH
[MEMBER]