



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
Chander Shekhar

Member
Member

Date of Hearing: 28.01.2025

Hearing: 6th

Present: - Adv. Jasdeep Singh, ld. counsel for complainant.
Adv. Kamla Dahiya, ld. counsel for respondent through VC.

ORDER

1. Initially the captioned case was taken up for hearing in bunch of similarly situated complaints bearing no.'s 329,489,568,2686 of 2023 and 3274 of 2022. However, for better adjudication of claims of complainants-allottees, the complaints are now taken up individually.

2. Today, Adv Jasdeep Singh ld. counsel for complainant appeared and submitted that an apartment buyer agreement was executed between the parties on 18.01.2013 for unit no. A-504 in the real estate project 'Group housing colony' being developed by respondent promoter. He further stated that due date for handing over possession was 18.01.2016 however, respondent failed to handover the unit on time i.e. by 18.01.2016. Furthermore, respondent has made illegal demand of Rs. 3,00,000/- for the staircase, charge that was never included in the apartment buyer agreement along with the delayed offer of possession thus, making such offer of possession illegal.
3. Ld. counsel for respondent stated that occupation certificate (O.C) was issued on 17.03.2022 and possession had already been offered to complainant by respondent vide letter dated 10.05.2022 and it is the complainant who is defaulting in making remaining payment and not accepting the offer of possession.
4. Authority directed ld. counsel for respondent to file proof of service of offer of possession in the registry of Authority before the next date of hearing.
5. Case is adjourned to 13.05.2025.


CHANDER SHEKHAR
[MEMBER]


Dr. GEETA RATHEE SINGH
[MEMBER]