



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 739 OF 2025

Renu Kapoor

....COMPLAINANT

VERSUS

KLJ Developers Pvt Ltd.

....RESPONDENT

Date of Hearing: 28.10.2025

Hearing: 10th

Present: - Ms. Shruti Sharma, Learned Counsel for the
Complainant through VC
Mr. Dinesh Chauhan and Mr. Yuvraj Chauhan,
Learned Counsels for the Respondents.

ORDER(DR. GEETA RATHEE SINGH- MEMBER)

1. Today, case is fixed for further arguments and consideration. Part arguments of learned counsel for the complainant already heard during the course of hearing dated 20.05.2025.
2. Initiating his arguments, learned counsel for the respondent submitted that an apartment buyer agreement dated 14.06.2008 had been executed between the original allottees and the respondent in respect of the unit in question. Thereafter, the unit was endorsed in the name of the present complainant on 09.11.2020. Thus, taking a period of 36 months plus 180 days grace period from the said date, the possession of the unit should

have been delivered by 09.04.2014. After completion of development works and receipt of occupation certificate dated 28.12.2016, an offer of possession was issued to the complainant on 21.04.2017 along with payment of outstanding demands to the tune of ₹11,11,719/- . However, the complainant failed to come forward and make payment of remaining amount. The respondent thereafter issued several reminder letters however, the complainant deliberately chose not to respond to said letters. Ultimately, the respondent was constrained to cancel the allotment of the complainant vide cancellation letter dated 18.04.2023. Along with said letter the respondent had issued a cheque to the tune of ₹ 22,60,472/- to the the complainant as refund of paid amount. However, till date the complainant has not encashed the said cheque.

3. Learned counsel for the respondent further submitted that the complainant in present complaint had also filed a complaint before State Consumer Dispute Redressal Commission, New Delhi seeking refund of paid amount. The complainant withdrew the said complaint on 12.12.2022 however, no liberty was granted to the complainant to file a complaint for the same cause of action before any other forum.
4. In response, learned counsel for the complainant submitted that the complainant had withdrew the complaint filed before the State Consumer Dispute Redressal Commission, New Delhi to file the same before the appropriate forum i.e the present Authority. Since, the complainant had



withdrew her complaint, there is no cause for grant of any liberty. The complainant has filed the present complaint seeking refund of paid amount which as per respondents own submission, the total amount is still being retained by the respondent. Hence, the respondent be directed to refund the total paid amount along with interest as per RERA Act 2016.

5. Cases are adjourned to 16.12.2025 for further arguments and consideration.


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DR. GEETA RATHEE SINGH
[MEMBER]