



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO.782 OF 2023

Monika Nandal

.....COMPLAINANT

Versus

Ruhil Promoters Pvt. Ltd.

.....RESPONDENT

CORAM: Dr. Geeta Rathee Singh
Chander Shekhar

Member
Member

Date of Hearing: 08.04.2025

Hearing: 6th

Present: Adv. Karanvir Hooda, Ld. Counsel for Complainant through VC.

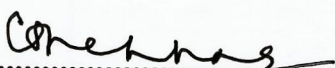
Adv. Navneet, Ld. Counsel for Respondent through VC.

ORDER:

1. Today, Adv. Karanvir Hooda, ld. counsel for complainant appeared through VC and stated that initially an apartment buyer agreement was executed on 20.03.2015 in the name of Mr. Sudhir Nandal (Husband of complainant i.e., Monika Nandal). However, he died on 19.09.2016, death certificate has been filed. Subsequently, a new apartment buyer agreement was executed on 05.01.2017 between the parties to the plaint in respect to flat no. D-903, 9th floor, having a super area of 1708 sq. ft. in the real estate project "Ruhil Residency", situated at Bahadurgarh, Haryana. He further submitted that respondent had promised to hand over possession of the unit/flat to

complainant in the year 2018. However, respondent received occupation certificate (O.C) from the competent Authority on 17.03.2023 which clearly shows the respondent failed to handover possession within the stipulated time.

2. Ld. counsel for complainant further submitted that since possession was not offered within the agreed time, notice was served upon respondent on 06.07.2022, demanding refund of the deposited amounts against the unit of the complainant.
3. On the perusal of the complaint file, it is observed that complainant had paid Rs. 49,47,755/- against the basic sale price of Rs. 54,59,400/-.
4. Adv. Navneet, ld. counsel for respondent submitted that payment details needs to be verified and sought short adjournment for the same.
5. Authority grants last opportunity to respondent to file the payment details subject to imposition of cost of Rs. 5,000/- before the next date of hearing, else the matter shall be decided on the basis of documents available on record.
6. Case is adjourned to 02.09.2025 for arguments.


.....
CHANDER SHEKHAR
[MEMBER]


.....
Dr. GEETA RATHEE SINGH
[MEMBER]