



Complaint No. 925 of 2019

HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 925 OF 2019

Suman Kumar

....COMPLAINANT(S)

VERSUS

Jindal Realty Pvt. Ltd.

....RESPONDENT(S)

CORAM: Rajan Gupta
Anil Kumar Panwar
Dilbag Singh Sihag

Chairman
Member
Member

Date of Hearing: 20.08.2019

Hearing: 1st

Present: - Mr. Suman Kumar, Complainant in person
Mr. Drupad Sangwan, Counsel for respondent.

ORDER (RAJAN GUPTA- CHAIRMAN)

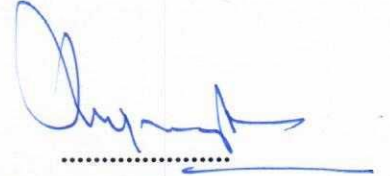
1. The complainant's case is that he booked a unit no. E-98 of an area measuring 2012 sq ft at the basic sale price of Rs 96,09,222/- and the said unit was allotted to him vide an allotment letter dated 21.02.2012. following which an agreement dated 29.04.2013 was executed between the parties. in terms of the agreement the possession of unit was supposed to be delivered by 29.04.2016 whereas the offer of possession was made by the respondent on 26.06.2018 i.e. after delay of 2 years approximately. The present complaint is filed seeking delay compensation for the delay caused of 2 years by the respondent.

2. The respondent's counsel raised an objection that the present complaint is not maintainable as the relation of allottee- promoter does not exist between the parties because the conveyance deed for the said unit has already been executed and registered in the office of sub-registrar, Sonipat on 26.03.2019. so, the present complaint is liable to be dismissed.

3. After hearing both the parties, it is observed that the complainant has already taken possession of the unit and got conveyance deed registered in his name on 26.03.2019. He should have pressed for the amount of delay compensation at the time of registration/signing of conveyance deed. However, by omitting to do so, he cannot be allowed to seek delay compensation at this stage by approaching this Authority. As of today, contractual obligations between the parties stands discharged. Accordingly, the dispute arising between them



cannot be entertained by this Authority. Hence, this complaint is dismissed. File
be consigned to record room.



RAJAN GUPTA
[CHAIRMAN]



ANIL KUMAR PANWAR
[MEMBER]



DILBAG SINGH SIHAG
[MEMBER]

