

**BEFORE THE HARYANA REAL ESTATE REGULATORY
AUTHORITY, GURUGRAM**

Complaint no. : 1393 of 2019
First date of hearing : 03.09.2019
Date of decision : 03.01.2020

1. Mr. G Naman Tuteja
R/o: - C-1/49 FF Janakpuri
B-1, Rajouri Garden, West Delhi
110058

Complainant

Versus

1. M/s Ramprashtha Promoters and
Developers Private Limited.
Regd. office: 114, Sector-44,
Gurugram-122002. (Haryana)
2. M/s Bluebell PropTech Pvt. Ltd.
Regd. Office: C-10, C-Block Market,
Vasant Vihar Delhi-110057

Respondents

CORAM:

Shri Samir Kumar
Shri Subhash Chander Kush

Member
Member

APPEARANCE:

Ms. Shivali	Advocate for the complainant
Sh. Dheeraj Kapoor	Advocate for the respondents
Ms. Rashmeet Virk	A.R of the respondent company

ORDER

1. The present complaint dated 16.04.2019 has been filed by the complainant/allottee under section 31 of the Real Estate (Regulation and Development) Act, 2016 (in short, the Act)

read with rule 28 of the Haryana Real Estate (Regulation and Development) Rules, 2017 (in short, the Rules) for violation of section 11(4)(a) of the Act wherein it is inter alia prescribed that the promoter shall be responsible for all obligations, responsibilities and functions to the allottee as per the agreement for sale executed inter se them.

2. The particulars of the project, the details of sale consideration, the amount paid by the complainant, date of proposed handing over the possession, delay period, if any, have been detailed in the following tabular form:

S.No.	Heads	Information
1.	Project name and location	"Rise" Sector- 37D, Gurugram.
2.	Project area	60.5112 acres
3.	Nature of the project	Group Housing Complex
4.	DTCP license no. and validity status	33 of 2008 dated 19.02.2008 valid till 18.02.2020
5.	Name of licensee	SA Infratech Private Limited
6.	RERA Registered/not registered	Registered vide no. 278 of 2017 dated 09.10.2017
7.	RERA registration valid up to	30.06.2019 Note: - already expired but the respondent has applied for extension of one year and the status of RERA extension application is pending.

8.	Unit no.	601, 6 th Floor, Tower C [Page 33 of complaint]
9.	Unit measuring	1825 sq. ft.
10.	Date of execution of buyer's agreement	21.09.2012 [Page 29 of complaint]
11.	Payment plan	Construction linked payment plan [Page 55 of complaint]
12.	Total consideration as per payment schedule dated 24.04.2019 (annexure R-2 page no 51 of reply) and payment schedule (page no 60 of complaint)	Rs.84,85,125/-
13.	Total amount paid by the complainants as per schedule dated 24.04.2019 (annexure R-2 page no 52 of reply) and payment schedule (page no 60 of complaint)	Rs.72,78,886/-
14.	Due date of delivery of possession as per clause 15(a) of the apartment buyer agreement: 30.09.2015 + 120 days of grace period [Page 55 of complaint]	31.01.2016
15.	Delay in handing over possession till date	Possession has not been handed over so far
16.	Status of the project	Ongoing
17.	Specific relief sought	To direct the respondent to deliver the possession of the unit along with delayed possession interest at

		prescribed rate of interest per annum for delay possession
--	--	--

3. As per clause 15(a) of the agreement, the possession was to be handed over by of 30.09.2015 plus grace period of 120 days for applying and obtaining the occupation certificate in respect of the Group Housing Complex; which comes out to be 31.01.2016. Clause 15 of the apartment buyer agreement is reproduced below:

"15. POSSESSION

(a) Time of handing over the possession

Subject to terms of this clause and subject to the Allottee having complied with all the terms and condition of this Agreement and the Application, and not being in default under any of the provisions of this Agreement and compliance with all provisions, formalities, documentation etc., as prescribed by the developers, the developers proposed to hand over the possession of the Apartment by [September, 2015]. The Allottee agrees and understands that the developer shall be entitled to a grace period of hundred and twenty days (120) days, for

applying and obtaining the occupation certificate in respect of the Group Housing Complex."

4. The respondent has utterly failed in fulfilling their obligation to deliver the unit as per the apartment buyer agreement and failed to offer of possession in terms of section 11(4) (a) and 18 of the Act read with Rules. Hence, this complaint for the inter alia reliefs detailed above.
5. On the date of hearing, the Authority explained to the respondent/promoter about the contravention as alleged to have been committed in relation to section 11(4) (a) of the Act to plead guilty or not to plead guilty.
6. The respondent submitted that there was no intentional delay in the construction on the part of the respondent. The delay was due to reasons detailed in the reply which were beyond its control.
7. Copies of all the relevant documents have been filed and placed on the record. Their authenticity is not in dispute. Hence, the complaint can be decided on the basis of these undisputed documents and submission made by the parties.
8. The Authority on the basis of information, explanation, other submissions made and the documents filed by the Parties is of considered view that there is no need of further hearing in the complaint.

Arguments heard.

9. The Authority is of the view that the Act is to protect the rights of the stake-holders i.e. the promoter, allottee and the real estate agent as provided under the Act and also to balance their interest as per its provisions. The Authority is empowered to not only monitor the projects but also to ensure their timely compliance and in case where the projects are held up or stopped to take steps so that these are completed in time and interests of allottees are protected.
10. On consideration of the circumstances, the evidence and other record and submissions made by the complainant and based on the findings of the authority regarding contravention as per provisions of rule 28(2)(a), the Authority is satisfied that the respondent is in contravention of the provisions of the Act. By virtue of clause 15(a) of apartment buyer agreement executed between the parties on 21.09.2012, possession of the booked unit was to be delivered by 30.09.2015 plus grace period of 120 days for applying and obtaining the occupation certificate in respect of the Group Housing Complex. Therefore, the due date of handing over possession comes out to be 31.01.2016. Accordingly, it is the failure on the part of the respondents/promoter to fulfil his obligations, responsibilities as per the apartment buyer agreement dated 21.09.2012 to hand over the possession within the stipulated

period. Accordingly, the non-compliance of the mandate contained in section 11(4) (a) read with section 18(1) of the Act on the part of the respondent is established. As such complainant is entitled to delayed possession charges at the prescribed rate of interest i.e. @ 10.20% p.a. w.e.f. 31.01.2016 till offer of possession of the booked unit as per the proviso to section 18(1) of the Act read with rules 15 of the Rules.

11. Hence, the Authority hereby pass this order and issue the following directions under section 34(f) of the Act:

- (i) The respondents are directed to pay interest at the prescribed rate of 10.20% p.a. for every month of delay from the due date of possession i.e. 31.01.2016 till the offer of possession;
- (ii) The complainant is directed to pay outstanding dues, if any, after adjustment of interest for the delayed period;
- (iii) The respondents are directed to pay interest accrued so far from to the complainant within 90 days from the date of decision and subsequent interest to be paid by the 10th of each succeeding month till the offer of possession;
- (iv) Interest on due payment from the complainant shall be charged at the prescribed rate of interest @10.20% by the

promoter which is the same as is being granted to the complainant in case of delayed possession charges;

(v) The respondent shall not charge anything from the complainant which is not part of the Apartment Buyer Agreement.

(vi) Complaint stands disposed of.

(vii) File be consigned to registry.

(Samir Kumar)

Member

(Subhash Chander Kush)

Member

Haryana Real Estate Regulatory Authority, Gurugram

Dated: 03.01.2020

Judgement Uploaded on 12.02.2020