

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

**Complaint no.** : 2815 of 2020  
**First date of hearing** : 27.10.2020  
**Date of decision** : 18.08.2021

1. Jitendra Kumar Sharma
2. Shivani Sharma

**Both RR/o:** - Flat No. T-410, Bldg. L3,  
Ashiana Aangan, Bhiwadi, Rajasthan- 301019 **Complainants**

**Versus**

M/s Supertech Limited.  
**Office at:** 1114, 11<sup>th</sup> floor  
Hamkunt Chambers, 89,  
Nehru Place, New Delhi- 110019  
Corporate Office at: - Supertech House,  
B-28-29, Sector- 58, Noida- 201307

**Respondent**

**CORAM:**

Shri Samir Kumar  
Shri Vijay Kumar Goyal

**Member**  
**Member**

**APPEARANCE:**

Sh. Sukhbir Yadav Advocate for the complainants  
Sh. Brighu Dhani Advocate for the respondent

**ORDER**

1. The present complaint dated 01.10.2020 has been filed by the complainants/allottees 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 as provided under the provision of the Act or the Rules and regulations made there under or to the allottee as per the agreement for sale executed *inter se*.

**A. Unit and project related details**

2. The particulars of unit details, sale consideration, the amount paid by the complainants, 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	"Hill Town", Sector 2, Sohna Road, Gurugram.
2.	Project area	18.37 acres [as per RERA registration]
3.	Nature of the project	Residential plotted colony
4.	DTCP license no. and validity status	124 of 2014 dated 23.08.2014 valid till 22.08.2019
5.	Name of licensee	M/s Dolphin Build well Private Limited and 10 others
6.	RERA Registered/ not registered	<b>Registered vide no. 258 of 2017 dated 03.10.2017</b>
7.	RERA registration valid up to	02.10.2020 (expired)
8.	Unit no.	L351, 2 <sup>nd</sup> floor,

		tower/block- L351 [Page no. 32 of complaint]
9.	Unit measuring	1700 sq. ft. [super area]
10.	Date of execution of allotment letter	26.04.2016 [Page no. 32 of complaint]
11.	Payment plan	Subvention payment plan. [Page no. 33 of complaint]
12.	Total consideration	Rs.85,37,760/- [as per payment plan page no. 33 of complaint]
13.	Total amount paid by the complainant	Rs.80,63,351 /- [as per statement of payment received dated 11.03.2020 page no. 63 & 64 of complaint]
14.	Due date of delivery of possession as per clause L (26) of the allotment letter: by October 2018 plus 6 months grace period subject to force majeure conditions. [Page 40 of complaint]	31.10.2018 [Note: - 6 month grace period is not allowed]
15.	Delay in handing over possession till the date of order i.e. 18.08.2021	2 years 9 months and 18 days

**B. Facts of the complaint**

3. The complainants have made the following submissions in the complaint:

- I. That the complainants along with their family members visited the project site and local marketing office of the respondent. The location was excellent, and they

consulted the local representative of the developer. The local representatives of developer allured the complainants with proposed specification of the project. The representative of them gave a pre-printed application form and price list.

II. That believing on representation by them, on 14.03.2016, the complainants/allottees, booked a residential floor/apartment in the project of the respondent, namely "Hill Crest Floors" in **Hill Town**, situated at Sector -2, Sohna Road, Gurugram. They have booked a floor/apartment no. **L351B**, on **2<sup>nd</sup> Floor**, at "Hill Crest Floors" in **Hill Town** admeasuring **1700 sq. ft.** under the subvention payment plan at basic sale price (BSP) of **Rs. 85,37,760/-** and paid Rs. 6,50,000/- as booking amount vide cheque No- 007950 dated 14.03.2016 drawn at IDBI Bank. At the time of receiving the application money the office bearer/marketing staff of them represented that apartment/floor will be handover over by October 2018.

III. That on 26.04.2016, a pre-printed, arbitrary, unilateral allotment letter cum agreement/agreement to sell was executed between both the parties. As per clause no. L of

apartment buyer agreement, the respondent has to give the possession of floor/apartment by **October 2018**.

- IV. That on 26.04.2016, a memorandum of understanding was executed inter-se between both the parties and as per memorandum of understanding the tenure for the subvention scheme as approved by India bulls Housing Finance Limited is 26 months and the developer expects to offer of the booked unit to the buyer by that time. However, if due to any reason the possession gets delayed, then the developer undertakes to pay Pre EMI only to the buyer even after 26 months.
- V. That on 02.05.2018, IBHFL sent an email to the complainants regarding the completion of the subvention period and stated that "we wish to inform you that subvention against your loan account is getting expired and your PDC OR ECS will be banked to your bank a/c for Pre EMI from 10 June 2018". Thereafter, they have sent an email to the respondent on 30.05.2018 regarding the completion of subvention period and stated they have received communication from India bulls that they would be charging EMI's from 10<sup>th</sup> June onwards. However as per the MoU there was no EMI's being charged till possession.

- VI. That on 01.07.2019, the complainants sent an email to them on 03.11.2018 and asked to release the payment against the month October 2018. The respondent replied on 13.11.2019, informing that “we are trying to transfer the funds as soon as possible”. Thereafter on 01.07.2019, the complainants sent a grievance email to the respondent, alleging not releasing the Pre-EMI as per terms of MoU. They sent several grievance emails on 15.07.2019, 16.07.2019 and 06.11.2019.
- VII. That on 11.03.2020, they had availed housing loan from IBHFL against the said apartment with permission of the respondent. As per loan account statement IBHFL had disbursed Rs.65,94,445/- and the complainants are paying EMI of Rs. 61,254/-. Thereafter, as per statement of account dated 11.03.2020, they have paid Rs. 80,63,351/- i.e. 94% of the basic sale price of Rs. 85,37,769/-. The statement also shows that the respondent did not pay Pre-EMI since October 2018.
- VIII. That the work and other amenities like External, Internal MEP (Services) not yet completed. Now it is more than 4 years from the date of booking and even the construction of the floor/apartment is not completed, it clearly shows the negligence towards the builder. As per

the project site conditions it seems that the project will further take more than two years to complete in all respect, subject to willingness of respondent to complete the project.

IX. That due to above acts of the respondent and of the terms and conditions of the builder buyer agreement, the complainants are being unnecessarily harassed mentally as well as financially, therefore the opposite party is liable to compensate the complainants on account of the aforesaid act of unfair trade practice.

X. That for the first-time cause of action for the present complaint arose in April 2016, when the buyer agreement containing unfair and unreasonable terms was, for the first time, forced upon the allottees. The cause of action further arose in October 2018 when the respondent company failed to handover the possession of the said unit as per the buyer agreement. Further the cause of action again arose on various occasions, including on: - a) November 2018; b) February 2019, c) March 2019 (d) November 2019, (e) January 2020, and on many times till date, when the protests were lodged with them about its failure to deliver the project and the assurances were given by them that the possession

would be delivered by a certain time. The cause of action is alive and continuing and will continue to subsist till such time as this authority restrains them by an order of injunction and/or passes the necessary orders.

**C. Relief sought by the complainants:**

4. The complainants have sought following relief(s):

- (i) Direct the respondent to pay interest at the prescribed rate for every month for delay from due date of possession till actual handing over of possession on amount paid by complainants.
- (ii) To complete the construction of the project within 12 months of filing of this complaint and hand over the possession of the apartment after obtaining the OC from the competent authority.
- (iii) To refrain from giving effect to the unfair clauses unilaterally incorporated in the agreement.

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.

**D. Reply by the respondent**

6. The respondent contested the complaint on the following grounds. The submission made therein, in brief is as under: -



- I. That complainant booked an apartment being number no. R1450L351B in tower L351, 2<sup>nd</sup> floor having a super area of 1700 sq. ft. (approx.) for a total consideration of Rs.85,37,760/- vide a booking form;
- II. That consequentially, after fully understanding the various contractual stipulations and payment plans for the said apartment, the complainant executed the flat buyer agreement dated 26.04.2016. Thereafter, further submitted that as per Clause 26 of the terms and conditions of the agreement, the possession of the apartment was to be given by October 2018, with an additional grace period of 6 months.
- III. That as per clause 27 of the agreement, compensation for delay in giving possession of the apartment would not be given to allottee akin to the complainant who has booked their apartment under any special scheme such as 'No EMI till offer of possession, under a subvention scheme.' Further, it was also categorically stipulated that any delay in offering possession due to 'Force Majeure' conditions would be excluded from the aforesaid possession period.
- IV. That with a view to finance the purchase of the said apartment, the complainants elected the subvention

scheme payment plan. Accordingly the complainants, the respondent and the India Bulls Housing Finance Limited executed a tripartite agreement. As per the expressed clauses of the TPA, the respondent was contractually obligated to pay the Pre-EMI installments for the agreed period from the first date of disbursement of the loan.

- V. That in interregnum, the pandemic of covid19 gripped the entire nation since March 2020. The Government of India has itself categorized the said event as a 'Force Majeure' condition, which automatically extends the timeline of handing over possession of the apartment to the complainant. Thereafter, it would be apposite to note that the construction of the Project is in full swing, and the delay if at all, has been due to the government-imposed lockdowns which stalled any sort of construction activity. Till date, there are several embargos qua construction at full operational level.
- VI. That the said project is registered with this Hon'ble authority vide registration no. 258 of 2017 dated 24.08.2017 and the completion date as per the said registration is June 2021;
- VII. That the delay if at all, has been beyond the control of the respondent and as such extraneous circumstances

would be categorized as 'Force Majeure', and would extend the timeline of handing over the possession of the unit, and completion the project.

VIII. The delay in construction was on account of reasons that cannot be attributed to it. It is most pertinent to state that the flat buyer agreement provide that in case the developer/respondent delays in delivery of unit for reasons not attributable to the developer/respondent, then the developer/respondent shall be entitled to proportionate extension of time for completion of the said project. The relevant clause which relates to the time for completion, offering possession extension to the said period are "clause 26 under the heading "possession of allotted floor/apartment" of the "allotment agreement". The respondent seeks to rely on the relevant clause of the agreement at the time of arguments.

IX. That the force majeure clause, as is clear that the occurrence of delay in case of delay beyond the control of the respondent, including but not limited to the dispute with the construction agencies employed by it for completion of the project is not a delay on account of the respondent for completion of the project.

X. That the timeline stipulated under the flat buyer agreement was only tentative, subject to force majeure reasons which are beyond the control of the respondent. The respondent in an endeavor to finish the construction within the stipulated time, had from time to time obtained various licenses, approvals, sanctions, permits including extensions, as and when required. Evidently, the respondent had availed all the licenses and permits in time before starting the construction;

XI. That apart from the defaults on the part of the allottee, like the complainant herein, the delay in completion of project was on account of the following reasons/ circumstances that were above and beyond the control of the respondent:

- shortage of labour/workforce in the real estate market as the available labour had to return to their respective states due to guaranteed employment by the Central/State Government under NREGA and JNNURM Schemes;
- that such acute shortage of labour, water and other raw materials or the additional permits, licenses, sanctions by different departments were not in control of the respondent and were not at all

foreseeable at the time of launching of the project and commencement of construction of the complex. The respondent cannot be held solely responsible for things that are not in control of the respondent.

XII. The respondent has further submitted that the intention of the force majeure clause is to save the performing party from the consequences of anything over which he has no control. It is no more *res integra* that force majeure is intended to include risks beyond the reasonable control of a party, incurred not as a product or result of the *negligence or malfeasance* of a party, which have a materially adverse effect on the ability of such party to perform its obligations, as where non-performance is caused by the usual and natural consequences of external forces or where the intervening circumstances are specifically contemplated. Thus, in light of the aforementioned it is most respectfully submitted that the delay in construction, if any, is attributable to reasons beyond the control of the respondent and as such the respondent may be granted reasonable extension in terms of the allotment letter.

XIII. It is public knowledge, and several courts and quasi-judicial forums have taken cognisance of the devastating

impact of the demonetisation of the Indian economy, on the real estate sector. The real estate sector is highly dependent on cash flow, especially with respect to payments made to labourers and contractors. The advent of demonetisation led to systemic operational hindrances in the real estate sector, whereby the respondent could not effectively undertake construction of the project for a period of 4-6 months. Unfortunately, the real estate sector is still reeling from the aftereffects of demonetisation, which caused a delay in the completion of the project. The said delay would be well within the definition of 'Force Majeure', thereby extending the time period for completion of the project.

XIV. That the complainant has not come with clean hands before this hon'ble forum and have suppressed the true and material facts from this hon'ble forum. It would be apposite to note that the complainant is a mere speculative investor who has no interest in taking possession of the apartment. In fact a bare perusal of the complaint would reflect that he has cited 'financial incapacity' as a reason, to seek a refund of the monies paid by him for the apartment. In view thereof, this complaint is liable to be dismissed at the threshold.

XV. The respondent has submitted that the completion of the building is delayed by reason of non-availability of steel and/or cement or other building materials and/ or water supply or electric power and/ or slow down strike as well as insufficiency of labour force which is beyond the control of respondent and if non-delivery of possession is as a result of any act and in the aforesaid events, the respondent shall be liable for a reasonable extension of time for delivery of possession of the said premises as per terms of the agreement executed by the complainant and the respondent. The respondent and its officials are trying to complete the said project as soon as possible and there is no malafide intention of the respondent to get the delivery of project, delayed, to the allottees. It is also pertinent to mention here that due to orders also passed by the Environment Pollution (Prevention & Control) Authority, the construction was/has been stopped for a considerable period day due to high rise in pollution in Delhi NCR.

XVI. That the enactment of Real Estate (Regulation and Development) Act, 2016 is to provide housing facilities with modern development infrastructure and amenities to the allottees and to protect the interest of allottees in

the real estate market sector. The main intension of the respondent is just to complete the project within stipulated time submitted before the HARERA authority. According to the terms of the builder buyer agreement also it is mentioned that all the amount of delay possession will be completely paid/adjusted to the complainant at the time final settlement on slab of offer of possession. The project is ongoing project and construction is going on.

XVII. That the respondent further submitted that the Central Government has also decided to help bonafide builders to complete the stalled projects which are not constructed due to scarcity of funds. The Central Government announced Rs.25,000 Crore to help the bonafide builders for completing the stalled/unconstructed projects and deliver the homes to the homebuyers. It is submitted that the respondent/promoter, being a bonafide builder, has also applied for realty stress funds for its Gurgaon based projects.

XVIII. That compounding all these extraneous considerations, the Hon'ble Supreme Court vide order dated 04.11.2019, imposed a blanket stay on all construction activity in the Delhi- NCR region. It would be apposite to note that the



'Hues' project of the respondent was under the ambit of the stay order, and accordingly, there was next to no construction activity for a considerable period. It is pertinent to note that similar stay orders have been passed during winter period in the preceding years as well, i.e. 2017-2018 and 2018-2019. Further, a complete ban on construction activity at site invariably results in a long-term halt in construction activities. As with a complete ban the concerned labor was let off and they traveled to their native villages or look for work in other states, the resumption of work at site became a slow process and a steady pace of construction as realized after long period of time.

- XIX. The respondent has further submitted that graded response action plan targeting key sources of pollution has been implemented during the winters of 2017-18 and 2018-19, These short-term measures during smog episodes include shutting down power plant, industrial units, ban on construction, ban on brick kilns, action on waste burning and construction, mechanized cleaning of road dust, etc. This also includes limited application of odd and even scheme.

XX. That the pandemic of covid-19 has had devastating effect on the world-wide economy. However, unlike the agricultural and tertiary sector, the industrial sector has been severally hit by the pandemic. The real estate sector is primarily dependent on its labour force and consequentially the speed of construction. Due to government-imposed lockdowns, there has been a complete stoppage on all construction activities in the NCR Area till July 2020. In fact, the entire labour force employed by the respondent were forced to return to their hometowns, leaving a severe paucity of labour. Till date, there is shortage of labour, and as such the respondent has not been able to employ the requisite labour necessary for completion of its projects. The Hon'ble Supreme Court in the seminal case of *Gajendra Sharma v. UOI & Ors, as well Credai MCHI & Anr. V. UOI & Ors*, has taken cognizance of the devastating conditions of the real estate sector, and has directed the UOI to come up with a comprehensive sector specific policy for the real estate sector. According to Notification no. *9/3-2020 HARERA/GGM (Admn) dated 26.5.2020*, passed by this hon'ble authority, registration certificate date upto 6 months has been extended by invoking

clause of force majeure due to spread of corona-virus pandemic in Nation, which is beyond the control of respondent.

XXI. The respondent has further submitted that the authority vide its Order dated 26.05.2020 had acknowledged the covid-19 as a force majeure event and had granted extension of six months period to ongoing projects. Furthermore, it is of utmost importance to point out that vide notification dated 28.05.2020, the Ministry of Housing and Urban Affairs has allowed an extension of 9 months vis-à-vis all licenses, approvals, end completion dates of housing projects under construction which were expiring post 25.03.2020 in light of the force majeure nature of the covid pandemic that has severely disrupted the workings of the real estate industry.

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.

**E. Jurisdiction of the authority**

8. The authority has complete jurisdiction to decide the complaint regarding non-compliance of obligations by the promoter as per provisions of section 11(4)(a) of the Act

leaving aside compensation which is to be decided by the adjudicating officer if pursued by the complainant at a later stage.

**F. Findings on the objections raised by the respondent**

**F.I Objection regarding the project being delayed because of force majeure circumstances and contending to invoke the force majeure clause.**

9. From the bare reading of the possession clause of the buyer developer agreement, it becomes very clear that the possession of the apartment was to be delivered by **October 2018**. The respondent in its contention pleaded the force majeure clause on the ground of Covid- 19. The High Court of Delhi in case no. **O.M.P (I) (COMM.) No. 88/2020 & IAs. 3696-3697/2020 title as M/S HALLIBURTON OFFSHORE SERVICES INC VS VEDANTA LIMITED & ANR. 29.05.2020** held that the past non-performance of the Contractor cannot be condoned due to the COVID-19 lockdown in March 2020 in India. The Contractor was in breach since September 2019. Opportunities were given to the Contractor to cure the same repeatedly. Despite the same, the Contractor could not complete the Project. The outbreak of a pandemic cannot be used as an excuse for non-performance of a contract for which the deadlines were much before the outbreak itself. Now, this means that the respondent/promoter has to complete the construction of the apartment/building by August 2018 It is

clearly submitted by the respondent/promoter in its reply (on page no. 37 of the reply) that only 45% of the physical progress has been completed in the project. The respondent/promoter has not given any reasonable explanation as to why the construction of the project is being delayed and why the possession has not been offered to the complainant/allottee by the promised/committed time. The lockdown due to pandemic- 19 in the country began on 25.03.2020. So the contention of the respondent/promoter to invoke the force majeure clause is to be rejected as it is a well settled law that ***"No one can take benefit out of his own wrong"***. Moreover there is nothing on the record to show that the project is near completion, or the developer applied for obtaining occupation certificate. Rather it is evident from its submissions that the project is complete upto 45% and it may take some more time to get occupation certificate. Thus, in such a situation, the plea with regard to force majeure on ground of Covid- 19 is not sustainable.

**F.II. Objection regarding entitlement of DPC on ground of complainants being investor.**

10. The respondent has taken a stand that the complainants are the investors and not consumer, therefore, they are not entitled to the protection of the Act and thereby not entitled to file the complaint under section 31 of the Act. The



respondent also submitted that the preamble of the Act states that the Act is enacted to protect the interest of consumers of the real estate sector. The authority observes that the respondent is correct in stating that the Act is enacted to protect the interest of consumers of the real estate sector. It is settled principle of interpretation that preamble is an introduction of a statute and states main aims & objects of enacting a statute but at the same time, the preamble cannot be used to defeat the enacting provisions of the Act. Furthermore, it is pertinent to note that any aggrieved person can file a complaint against the promoter if it contravenes or violates any provisions of the Act or rules or regulations made thereunder. Upon careful perusal of all the terms and conditions of the buyer developer agreement, it is revealed that the complainant is a buyer, and it has paid total price of **Rs.80,63,351/-** to the promoter towards purchase of an apartment in the project of the promoter. At this stage, it is important to stress upon the definition of term allottee under the Act, the same is reproduced below for ready reference:

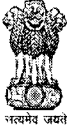
*"2(d) "allottee" in relation to a real estate project means the person to whom a plot, apartment or building, as the case may be, has been allotted, sold (whether as freehold or leasehold) or otherwise transferred by the promoter, and includes the person who subsequently acquires the said allotment through sale, transfer or otherwise but does not include a person to whom such plot, apartment or building, as the case may be, is given on rent;"*

In view of above-mentioned definition of "allottee" as well as all the terms and conditions of the buyer developer agreement executed between promoter and complainant, it is crystal clear that the complainant is an allottee(s) as the subject unit was allotted to it by the promoter. The concept of investor is not defined or referred in the Act. As per the definition given under section 2 of the Act, there will be "promoter" and "allottee" and there cannot be a party having a status of "investor". The Maharashtra Real Estate Appellate Tribunal in its order dated 29.01.2019 in appeal no. 0006000000010557 titled as *M/s Srushti Sangam Developers Pvt. Ltd. Vs. Sarvapriya Leasing (P) Ltd. And anr.* has also held that the concept of investor is not defined or referred in the Act. Thus, the contention of promoter that the allottees being investors are not entitled to protection of this Act also stands rejected.

**G. Findings on the relief sought by the complainants**

**Relief sought by the complainants:** Direct the respondent to pay interest at the prescribed rate for every month for delay from due date of possession till actual handing over of possession on amount paid by complainants.

11. In the present complaint, the complainants intends to continue with the project and are seeking delay possession



charges as provided under the proviso to section 18(1) of the Act. Section 18(1) proviso reads as under.

***“Section 18: - Return of amount and compensation***

*18(1). If the promoter fails to complete or is unable to give possession of an apartment, plot, or building, —*

.....

*Provided that where an allottee does not intend to withdraw from the project, he shall be paid, by the promoter, interest for every month of delay, till the handing over of the possession, at such rate as may be prescribed.”*

12. Clause L (26) of the allotment letter provides for handing over of possession and is reproduced below: -

***“L. POSSESSION OF ALLOTTED UNIT FLOOR /APARTMENT***

*“26. The possession of the allotted floor/apartment shall be given by OCT, 2018 subject to force majeure conditions with an extended grace period of 6 months. The Developers also agrees to compensate the allottee(s) @ Rs. 5.00/- (Five rupees only) per Sq. ft. of area of the floor/Apartment per month for any delay in handing over of possession of the Floor/Apartment beyond the given promised period plus the grace period of 6 months and upto the Offer Letter to possession or actual physical possession whichever is earlier.”*

13. The authority has gone through the possession clause of the agreement and observes that this is a matter very rare in nature where builder has specifically mentioned the date of handing over possession rather than specifying period from some specific happening of an event such as signing of buyer developer agreement, commencement of construction, approval of building plan etc. This is a welcome step, and the authority appreciates such firm commitment by the promoter regarding handing over of possession but subject to observations of the authority given below.



14. At the outset, it is relevant to comment on the preset possession clause of the agreement wherein the possession has been subjected to force majeure condition and all kinds of terms and conditions of this agreement and application, and the complainant not being in default under any provisions of this agreement and compliance with all provisions, formalities and documentation as prescribed by the promoter. The drafting of this clause and incorporation of such conditions are not only vague and uncertain but so heavily loaded in favour of the promoter and against the allottee that even a single default by the allottee in fulfilling formalities and documentations etc. as prescribed by the promoter may make the possession clause irrelevant for the purpose of allottee and the commitment date for handing over possession loses its meaning. The incorporation of such clause in the buyer developer agreement by the promoter is just to evade the liability towards timely delivery of subject unit and to deprive the allottee of his right accruing after delay in possession. This is just to comment as to how the builder has misused his dominant position and drafted such mischievous clause in the agreement and the allottee is left with no option but to sign on the dotted lines.

15. **Admissibility of grace period:** The promoter has proposed to hand over the possession of the floor/apartment by October 2018. The allotment letter cum buyer's agreement was executed on 26.04.2016. Further it was provided in the buyer's agreement that promoter shall be entitled with an extended grace period of 6 months subject to force majeure conditions. There is no material evidence on record that the respondent/promoter had completed the said project within stipulated time i.e., October 2018 and no force majeure conditions as mentioned in clause (C) of the agreement had arose. Moreover, the respondent in his reply has himself submitted that the said project is only 45% completed. As per the settled law one cannot be allowed to take advantage of his own wrong. Accordingly, this grace period of 6 months cannot be allowed to the respondent/promoter at this stage.
16. **Payment of delay possession charges at prescribed rate of interest:** Proviso to section 18 provides that where an allottee does not intend to withdraw from the project, he shall be paid, by the promoter, interest for every month of delay, till the handing over of possession, at such rate as may be prescribed and it has been prescribed under rule 15 of the rules. Rule 15 has been reproduced as under:

**Rule 15. Prescribed rate of interest- [Proviso to section 12, section 18 and sub-section (4) and subsection (7) of section 19]**

(1) For the purpose of proviso to section 12; section 18; and sub-sections (4) and (7) of section 19, the "interest at the rate prescribed" shall be the State Bank of India highest marginal cost of lending rate +2%.:

*Provided that in case the State Bank of India marginal cost of lending rate (MCLR) is not in use, it shall be replaced by such benchmark lending rates which the State Bank of India may fix from time to time for lending to the general public.*

17. The legislature in its wisdom in the subordinate legislation under the provision of rule 15 of the rules, has determined the prescribed rate of interest. The rate of interest so determined by the legislature, is reasonable and if the said rule is followed to award the interest, it will ensure uniform practice in all the cases.
18. Taking the case from another angle, the complainant-allottee was entitled to the delayed possession charges/interest only at the rate of Rs.5/- per sq. ft. per month as per relevant clauses of the buyer's agreement for the period of such delay; whereas the promoter was entitled to interest @ 24% per annum compounded at the time of every succeeding installment for the delayed payments. The functions of the authority are to safeguard the interest of the aggrieved person, may be the allottee or the promoter. The rights of the parties are to be balanced and must be equitable. The promoter cannot be allowed to take undue advantage of his

dominate position and to exploit the needs of the home buyers. This authority is duty bound to take into consideration the legislative intent i.e., to protect the interest of the consumers/allottees in the real estate sector. The clauses of the buyer's agreement entered into between the parties are one-sided, unfair and unreasonable with respect to the grant of interest for delayed possession. There are various other clauses in the buyer's agreement which give sweeping powers to the promoter to cancel the allotment and forfeit the amount paid. Thus, the terms and conditions of the buyer's agreement are ex-facie one-sided, unfair and unreasonable, and the same shall constitute the unfair trade practice on the part of the promoter. These types of discriminatory terms and conditions of the buyer's agreement will not be final and binding.

19. Consequently, as per website of the State Bank of India i.e., <https://sbi.co.in>, the marginal cost of lending rate (in short, MCLR) as on date i.e., **18.08.2021** is 7.30%. Accordingly, the prescribed rate of interest will be marginal cost of lending rate +2% i.e., 9.30%.
20. The definition of term 'interest' as defined under section 2(za) of the Act provides that the rate of interest chargeable from the allottee by the promoter, in case of default, shall be



equal to the rate of interest which the promoter shall be liable to pay the allottee, in case of default. The relevant section is reproduced below:

*"(za) "interest" means the rates of interest payable by the promoter or the allottee, as the case may be.*

*Explanation. —For the purpose of this clause—*

- (i) the rate of interest chargeable from the allottee by the promoter, in case of default, shall be equal to the rate of interest which the promoter shall be liable to pay the allottee, in case of default;*
- (ii) the interest payable by the promoter to the allottee shall be from the date the promoter received the amount or any part thereof till the date the amount or part thereof and interest thereon is refunded, and the interest payable by the allottee to the promoter shall be from the date the allottee defaults in payment to the promoter till the date it is paid;"*

21. Therefore, interest on the delay payments from the complainants shall be charged at the prescribed rate i.e., **9.30%** by the respondent/promoter which is the same as is being granted to the complainants in case of delayed possession charges.

22. On consideration of the circumstances, the documents, submissions made by the parties and based on the findings of the authority regarding contravention as per provisions of rule 28(2), the Authority is satisfied that the respondent is in contravention of the provisions of the Act. By virtue of clause L (26) of the agreement executed between the parties on 26.04.2016, the possession of the subject apartment was to be delivered within stipulated time i.e., by 31.10.2018. As far



as grace period is concerned, the same is disallowed for the reasons quoted above. Therefore, the due date of handing over possession is 31.10.2018. The respondent has failed to handover possession of the subject apartment till date of this order. Accordingly, it is the failure of the respondent/promoter to fulfil its obligations and responsibilities as per the agreement to hand over the possession within the stipulated period. The authority is of the considered view that there is delay on the part of the respondent to offer of possession of the allotted unit to the complainant as per the terms and conditions of the buyer's agreement dated 26.04.2016 executed between the parties. Further no OC/part OC has been granted to the project. Hence, this project is to be treated as on-going project and the provisions of the Act shall be applicable equally to the builder as well as allottees.

23. 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 the complainants are entitled to delay possession charges at rate of the prescribed interest @ 9.30% p.a. w.e.f. 31.10.2018 till the handing over of possession as per provisions of section 18(1) of the Act read with rule 15 of the Rules, 2017.

**H. Directions of the authority**

24. Hence, the authority hereby passes this order and issues the following directions under section 37 of the Act to ensure compliance of obligations cast upon the promoter as per the function entrusted to the authority under section 34(f):

- i. The respondent is directed to pay interest at the prescribed rate of 9.30% p.a. for every month of delay from the due date of possession i.e. 31.10.2018 till the handing over of possession of the allotted unit through a valid offer of possession after obtaining the occupation certificate from the competent authority;
- ii. The complainants are directed to pay outstanding dues, if any, after adjustment of interest for the delayed period;
- iii. The arrears of such interest accrued from 31.10.2018 till the date of order by the authority shall be paid by the promoter to the allottees within a period of 90 days from date of this order and interest for every month of delay shall be paid by the promoter to the allottees before 10<sup>th</sup> of the subsequent month as per rule 16(2) of the rules;
- iv. The rate of interest chargeable from the allottees by the promoter, in case of default shall be charged at the prescribed rate i.e., 9.30% by the respondent/promoter

which is the same rate of interest which the promoter shall be liable to pay the allottees, in case of default i.e., the delayed possession charges as per section 2(za) of the Act.

- v. The respondent shall not charge anything from the complainants which is not the part of the buyer developer agreement. The respondent is debarred from claiming holding charges from the complainants/allottees at any point of time even after being part of buyer's agreement as per law settled by hon'ble Supreme Court in civil appeal no. 3864-3899/2020 decided on 14.12.2020.


25. Complaint stands disposed of.

26. File be consigned to registry.

  
**(Samir Kumar)**

Member

Haryana Real Estate Regulatory Authority, Gurugram

  
**(Vijay Kumar Goyal)**

Member

Dated: 18.08.2021

Judgement uploaded on 15.10.2021