



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

Complaint no. :	1665 of 2022
Date of filing complaint:	20.04.2022
Date of decision:	16.04.2024

Sh. Sanjeev K Vidyarthi Smt. Shailvi Vidyarthi R/O: L-49d, Saket, New Delhi	<b>Complainants</b>
Versus	
1. Emaar Mgf Land Limited Office: Ece House, 28 Kasturba Gandhi Marg, New Delhi -110001  2. Kamdhenu Projects Pvt Limited Office :- 306-308, Square One, C-2, District Centre, Saket, New Delhi--110017	<b>Respondent</b>
<b>CORAM:</b>	
Shri Arun Kumar	<b>Chairman</b>
Shri Vijay Kumar Goyal	<b>Member</b>
Shri Ashok Sangwan	<b>Member</b>
Shri Sanjeev Kumar Arora	<b>Member</b>
<b>APPEARANCE:</b>	
Sh. Nilotpal Shyam (Advocate)	Complainants
Sh. Dhruv Rohatgi (Advocate)	Respondent

**ORDER**

1. The present complaint has been filed by the complainant/allottees under Section 31 of the Real Estate (Regulation and Development) Act, 2016 (in short, the Act) read with rule 29 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 under the provision of the Act or the rules and regulations made there under or to the allottees as per the agreement for sale executed inter se.

**A. Unit and project related details**

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

S.no.	Heads	Information
1.	Name of the project	Imperial Garden, Sector 102, Gurugram, Haryana
2.	Nature of the project	Group housing colony
3.	Total area of the project	12 acres
4.	DTCP license no. and validity status	107 of 2012 dated 10.10.2012 valid till 09.10.2020
5.	Name of licensee	Kamdhenu Projects Pvt. Ltd.
6.	HRERA registered/registered	<p><b>Registered in two phases</b></p> <p>i. <b>208 of 2017 dated 15.09.2017</b>                      [Valid up to 31.12.2018 for 49637 sq. mtrs. and extension granted vide no.3/2019 dated 02.08.2019 which is extended up to 31.12.2019]</p> <p>ii. <b>14 of 2019 dated 28.03.2019(Phase II)</b>                      [Valid up to 17.10.2018 for 4.57 acres]</p>
7.	Provisional allotment letter	N/A
8.	Unit no.	IG-05-1404, 14 <sup>th</sup> floor, building no.5 [annexure 1, page 35 of complaint]
9.	Area of the unit	1255.73 sq. ft. (Carpet area) 2025 sq. ft. (Super area) [Page 35 of complaint]



10.	Date of execution of buyer's agreement	15.01.2019 [annexure 1, page 27 of complaint]
11.	Possession clause	"7. Possession Within 60 (sixty) days from the date of issuance of Occupation Certificate by the concerned Authorities, the Company shall offer the possession of the unit to the Allottee. Subject to Force Majeure and fulfillment by the Allottee of all the terms and conditions of this Agreement including but not limited to timely payment by the Allottee of the Total Price payable in accordance with Payment Plan Annexure-III, along with stamp duty, registration and incidental charges and other charges in connection thereto due and payable by the Allottee and also subject to the Allottee having complied with all formalities or documentation as prescribed by the Company, the Company shall offer the possession of the Unit to the Allottee on or before 31-12-2018 or such time as may be extended by the competent authority."
12.	Due date of delivery of possession	01.03.2019 [Taken from the payment plan at page 82 of the reply]
13.	Total consideration as per the statement of account dated 13.04.2021 at page 82 of complaint	Rs.1,33,02,634/-
14.	Total amount paid by the complainant as per the statement of account dated 13.04.2021 at page 82 of complaint	Rs.1,27,86,770/-
15.	Occupation certificate granted on	17.10.2019 [annexure R2, page 90 of reply]

16.	Offer of possession	05.11.2019 [annexure R3, page 93 of reply]
17.	Revised offer of possession	11.11.2019 [Annexure 4 page 87 of complaint]
18.	Date on which possession of the subject unit was taken by the complainants	21.11.2019 [Page 4 of complaint]
19.	Conveyance deed executed on	26.08.2021 [annexure R9, page113 of reply]

**B. Facts of the complaints:**

3. That the respondent no. 1 claimed that they have obtained a license from the Director General, Town & Country Planning, Haryana (TCP), Chandigarh for development of the project land into group housing complex comprising of multi-storied residential apartments in accordance with law bearing license no.102 of 2012 dated 15.10.2012. Further, M/s Kamdhenu Projects Private Limited which is respondent no. 2 is the wholly owned subsidiary of respondent no. and is the owner of impugned project land whereby the respondent no. 1 entered in to a collaboration agreement. All the payments by the complainants have been made to respondent no. 1.
4. That based on the aforementioned representation and enquiries made, the complainants started payment from 21.11.2018 pursuant to which the buyer's agreement was signed on 15.01.2019. Complainants made the first payment of Rs. 100,000/- on 21.11.2018 for allotment of unit no. IG-05-1404 proposed to be built at 14th floor in the impugned project.
5. That all the clauses of said buyer's agreement is not in accordance with the mandate as prescribed under model agreement of the Rules made there under RERA Act, 2016. It is submitted that said clauses of the agreement to

the extent of in congruency with RERA Act read with relevant Rules and Regulations shall not be binding on the complainants.

6. That as per the buyer's agreement , the respondent agreed to sell/ convey/ transfer the unit no. IG-05-1404 14th Floor, Imperial Garden in the Complex situated at Sector-102, Village-Kherki, Gurugram, Haryana having a carpet area of 1255.73 sq. ft. for an amount of Rs. 1,17,14,000/-, which includes basic sale price, external development charges and infrastructure development charges, applicable maintenance charges, and interest free maintenance security charges etc. As per clause 7(a) of the buyer's agreement the possession date for the impugned unit IG-05-1404 was agreed to be 31.12.2018.
7. That the agreement further stipulates under Clause 12 that the respondent if failed to deliver the possession of the impugned unit within the stipulated time frame and subject to the force majeure conditions, shall pay compensation for the entire period till the date of handing over the possession in accordance with RERA Act.
8. That the complainants in pursuant to the agreement for sale made a total payment of Rs. 1,27,86,770/- towards the impugned unit in accordance with the demand raised by the respondent company. The complainants have paid the amount towards the sale consideration towards the cost of the impugned unit in the complex including costs towards other facilities wherein all the payments were made in accordance with the demand made by the respondent. Despite the said payments, the respondent failed to deliver the possession in agreed time-frame (i.e. December, 2018) for reasons best known to them and the respondent never bothered to intimate rhymes and reasoning for the delay to the complainants. Therefore, the respondent has breached the sanctity of the agreement to sell i.e. ABA. The offer of possession

was made to the complainants by the respondent on 11.11.2019. Further actual possession of the impugned unit was handed over on 21.11.2019.

9. That there is around 1 year approx. of unexplained delay in handing over the possession by the respondent to the complainants without any sign of them meeting the future deadline as provided to the concerned authority in accordance with law. Therefore, the complainants have genuine grievance which require the intervention of the Hon'ble Authority in order to do justice with them. The Hon'ble Authority granted the registration certificate to the respondent vide regd. no. 208 of 2017 dated 15.09.2017 wherein the said registration was valid till 31.12.2018. However, the respondent failed to handover the possession by the said date.
10. That the complainants have paid the entire sale consideration within the stipulated time without any defaults in accordance with the agreement and thus entitled to the interest at prescribed rate for the unreasonable delays in delivering the possession by the respondent. Henceforth, the respondent is liable to pay interest for delayed period of handing over the possession till the actual date of handing over the possession in accordance with Section 18 of the RERA Act.
11. That the Hon'ble Authority granted the registration certificate to the respondent vide Regd. No. 208 of 2017 dated 15.09.2017 wherein the said registration was valid till 31.12.2018. However, the respondent failed to handover the possession by the said date.
12. That the complainants have booked the impugned unit under diwali offer wherein it was clearly communicated to them that the allottees may immediately take the possession of the impugned units as the impugned project is ready to move in. Pursuant to the said representation, the complainants booked the impugned unit on 22.11.2019 whereby Annexure-

Ill of the agreement describes the payment plan wherein the third installment is on intimation of possession or 01.03.2019 whichever is earlier, therefore, a combined reading of sale presentation (page-90-99 of the Complaint) and agreement makes it amply clear that 31.12.2018 is the actual date of handing over possession as intended by the respondent and the instant arguments of mistake in the agreement is nothing but an afterthought which is not permissible under law. Admittedly the booking of the impugned unit was done in 21.11.2018 and stamp paper of agreement was purchased on 07.12.2018 and there was delay in execution of the agreement solely on the ground that after coming in to force of RERA Act, 2016, the agreement is required to be registered before competent sub-registrar which in itself takes time as it involves prior appointment.

13. That the complainants vide various emails (at page-101-110 of the complaint) raised the issue of delay in handing over possession and payment of delayed possession interest. The respondent in response admitted delay in handing over possession (Page- 102, 103 and 108 of the complaint) and not even at once claimed that as per agreement the possession is ought to be delivered by 30.12.2018 or else within 60 days from the receipt of OC or made any whisper about the alleged mistake sough to be projected for the first time in the reply. The respondent has brought nothing on record nor made any communication with the complainants contending that the date of handing over possession mentioned in agreement i.e. 31.12.2018 is a mistake and the actual date of handing over possession as per agreement is either 31.12.2018 or 60 days from the grant of occupation certificate only. The said argument has been raised for the first time in July 2022 by way of reply to the instant complaint i.e. after 3.5 years from the date of execution of agreement.

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

14. The complainants have sought the following relief(s):
- i. Direct the respondent to pay interest at prescribed rate for the delay period of handing over the possession calculated from the date of delivery of possession as mentioned in the agreement to the actual date of handing over the possession on the amount paid by the complainant towards the booked unit.

**C. Reply by respondent no. 1**

The respondent by way of written reply made following submissions

15. That the complainants are not allottees but investors who have booked the apartment in question as a speculative investment in order to earn rental income/profit from its resale. The apartment in question has been booked by the complainants as a speculative investment and not for the purpose of self use. Therefore, no equity lies in favour of the complainants.
16. That the complainants had approached the respondent no. 1 sometime in the year 2018 for purchase of an independent unit in its upcoming residential project "Imperial Gardens" situated in Sector 102, Village Kherki Majra Dhankot, Tehsil & District Gurugram, Haryana.
17. That it is respectfully submitted that the rights and obligations of the complainants as well as respondent no. 1 are completely and entirely determined by the covenants incorporated in the registered buyer's agreement dated 15.01.2019 which continues to be binding upon the parties thereto with full force and effect. It is submitted that the complainants out of their own free will and volition, without any inducement, force, misrepresentation or coercion of the respondent no. 1 purchased the said unit with open eyes.



18. That as per clause 7(a) of the buyer's agreement the possession of the unit in question was liable to be delivered within 60 days from the date of issuance of occupation certificate by the concerned authorities, the company shall offer the possession of the allottee. It is further said the term of the said clause that the company would offer the possession on or before 31.12.2018 or such time as may be extended by: the competent authority, subject to force majeure and fulfilment by the allottee of all the terms and conditions of the agreement including but not limited to timely payment by the allottee of the total price payable in accordance with payment plan along with stamp duty, registration and incidental charges and other charges in connection thereto due and payable by the allottee and also subject to the allottee having complied with all formalities or documentation as prescribed by the company. It is further provided in the buyer's agreement that time period for delivery of possession shall stand extended on the occurrence of delay for reasons beyond the control of the respondent no. 1.. It is relevant to submit that the project in question was completed and the respondent no. 1 had submitted an application dated 11.02.2019 for grant of occupation certificate to the concerned statutory authority. The occupation certificate vide memo bearing no. P-845/AD(RA)/2019/25815 was granted on 17.10.2019. The complainants were offered the possession of the unit in question through letter of offer of possession dated 05.11.2019, which was revised vide revised letter of offer of possession dated 11.11.2019 , i.e. well within 60 days of the issuance of the occupation certificate on 17.10.2019. Hence, there is no delay in the possession being offered by the respondent, in terms of the registered buyer's agreement executed between the complainants and the respondent no.1. It is further submitted that the date mentioned in the possession clause of the agreement i.e. 31.12.2018 is a typographical error which is evident from the fact that the agreement was executed on 15.01.2019.

19. That upon offer of possession being given to the complainants, an undertaking for possession dated 07.11.2019 was also executed by the complainants. The complainants were called upon to remit balance payment including delayed payment charges and to complete the necessary formalities/ documentation necessary for handover of the unit in question to the complainants. However, the complainants approached the respondent no. 1 with request for payment of compensation for the alleged delay in utter disregard of the terms and conditions of the buyer's agreement. The respondent no. 1 explained to the complainants that they are not entitled to any compensation in terms of the buyer's agreement on account of default in timely remittance of instalments as per schedule of payment incorporated in the buyer's agreement. The respondent no. 1 earnestly requested the complainants to obtain possession of the unit in question and further requested the Complainants to execute a conveyance deed in respect of the unit in question after completing all the formalities regarding delivery of possession. However, the complainants did not pay any heed to the legitimate, just and fair requests of the respondent no. 1 and threatened the with institution of unwarranted litigation. It is submitted that a sum of Rs. 13,64,350/- was credited in the account of the complainants as rebate on account of gst, a sum of Rs. 1,12,916/- was also credited on account of tds certificate, an amount of Rs. 12,30,341/- was even credited in the account of the complainants as subvention benefit. Furthermore, it is submitted that an amount of Rs. 1,50,000/- was credited on account of maintenance and other benefits in full and final settlement of the grievances of the complainants.
20. That the complainants approached the respondent no. 1 requesting it to deliver the possession of the unit in question. A unit handover letter dated 21.11.2019 was executed by the complainants, specifically and expressly agreeing that the liabilities and obligations of the respondent as enumerated

in the allotment letter or the buyer's agreement stand satisfied. It needs to be highlighted that the complainants have further executed a conveyance deed dated 26.08.2021 in respect of the unit in question. The transaction between the complainants and the respondent no. 1 stands concluded and no right or liability can be asserted by the respondent no. 1 or the complainants against the other. It is pertinent to take into reckoning that the complainants have obtained possession of the unit in question and has executed conveyance deed in respect thereof.

21. The date of 31.12.2018 is the date as registered with the Rera Authority in its certificate dated 15.09.2017. The said registration was extended by the Authority upto 31.12.2019 vide extension certificate dated 02.08.2019. Thus, the typographical error that has crept in is that the due date of 31.12.2018 ought to have been typed as 31.12.2019.
22. That the complaint is bad for non-joinder of necessary parties. It is submitted that the complainants had availed a housing loan from Housing Development Finance Corporation Limited (HDFC) by mortgaging the unit in question. That the Tripartite agreement dated 02.03.2019 evidencing this fact has been appended as Annexure R10. In accordance with the terms and conditions incorporated in the tripartite agreement dated 02.03.2019, no orders pertaining to refund, compensation, interest etc. can be legally passed without HDFC Limited being impleaded as a party to the proceedings. Furthermore, such a dispute is clearly beyond the jurisdiction of this Hon'ble Authority and can only be decided by a Civil Court. Thus, it is most respectfully submitted that the prosecution of the instant complaint in absence of HDFC Limited is bad in law.
23. No written reply is filed by respondent no. 2

24. Copies of all the relevant documents have been filed and placed on 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.

**D. Jurisdiction of the authority:**

25. The Authority observes that it has territorial as well as subject matter jurisdiction to adjudicate the present complaint for the reasons given below.

**E. I Territorial jurisdiction**

As per notification no. 1/92/2017-1TCP dated 14.12.2017 issued by Town and Country Planning Department, the jurisdiction of Real Estate Regulatory Authority, Gurugram shall be entire Gurugram District for all purpose with offices situated in Gurugram. In the present case, the project in question is situated within the planning area of Gurugram district. Therefore, this authority has complete territorial jurisdiction to deal with the present complaint.

**E. II Subject matter jurisdiction**

Section 11(4)(a) of the Act, 2016 provides that the promoter shall be responsible to the allottee as per agreement for sale. Section 11(4)(a) is reproduced as hereunder:

***Section 11(4)(a)***

*Be responsible for all obligations, responsibilities and functions under the provisions of this Act or the rules and regulations made thereunder or to the allottee as per the agreement for sale, or to the association of allottee, as the case may be, till the conveyance of all the apartments, plots or buildings, as the case may be, to the allottee; or the common areas to the association of allottee or the competent authority, as the case may be;*

**Section 34-Functions of the Authority:**

*34(f) of the Act provides to ensure compliance of the obligations cast upon the promoter, the allottee and the real estate agents under this Act and the rules and regulations made thereunder.*

26. So, in view of the provisions of the Act quoted above, the authority has complete jurisdiction to decide the complaint regarding non-compliance of obligations by the promoter leaving aside compensation which is to be decided by the adjudicating officer if pursued by the complainant at a later stage.

**F. Objections raised by the respondent:-**

**F.1 Objection regarding maintainability of complaint on account of complainant being investor.**

27. The respondent took a stand that the complainant is investor and not consumers and therefore, he is not entitled to the protection of the Act and thereby not entitled to file the complaint under section 31 of the Act. However, it is pertinent to note that any aggrieved person can file a complaint against the promoter if he 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 allotment letter, it is revealed that the complainant is buyer's, and he has paid a total price of Rs.1,27,86,770/- to the promoter towards purchase of a unit in its project. 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;"*

28. In view of the above-mentioned definition of "allottee" as well as all the terms and conditions of the buyer's agreement executed between promoter and complainant, it is crystal clear that the complainant are allottee(s) as the subject unit was allotted to them by the promoter. The concept of investor is not defined or referred to 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". Thus, the contention of the promoter that the allottee being investor are not entitled to protection of this Act also stands rejected.

**F.II Whether the complainant can claim delayed possession charges after execution of conveyance deed.**

29. The respondent stated that the complainants have alleged that the possession of the unit was to be given not later than March 2019 and therefore cause of action, if any, accrued in favour of the complainants in 2019. The counsel for the respondent also stated at bar that the conveyance deed of the unit has already been executed in favour of the complainant on 26.08.2021. The transaction between the parties stands concluded upon the execution of conveyance deed.

30. It has been contended by the respondent that on execution of conveyance deed, the relationship between both the parties stands concluded and no right or liabilities can be asserted by the respondent or the complainant against the other. Therefore, the complainants are estopped from claiming any interest in the facts and circumstances of the case.

31. It is important to look at the definition of the term 'deed' itself in order to understand the extent of the relationship between an allottee and promoter. A deed is a written document or an instrument that is sealed, signed and delivered by all the parties to the contract (buyer and seller). It is a contractual document that includes legally valid terms and is enforceable in a court of law. It is mandatory that a deed should be in writing and both the parties involved must sign the document. Thus, a conveyance deed is essentially one wherein the seller transfers all rights to legally own, keep and enjoy a particular asset, immovable or movable. In this case, the assets under consideration are immovable property. On signing a conveyance deed, the original owner transfers all legal rights over the property in question to the buyer, against a valid consideration (usually monetary). Therefore, a 'conveyance deed' or 'sale deed' implies that the seller signs a document stating that all authority and ownership of the property in question has been transferred to the buyer.
32. From the above, it is clear that on execution of a sale/ conveyance deed, only the title and interest in the said immovable property (herein the allotted unit) is transferred. However, the conveyance deed does not conclude the relationship or marks an end to the liabilities and obligations of the promoter towards the said unit whereby the right, title and interest has been transferred in the name of the allottee on execution of the conveyance deed.
33. The allottees have invested their hard-earned money and there is no doubt that the promoter has been enjoying benefits of and the next step is to get their title perfected by executing a conveyance deed which is the statutory right of the allottee. Also, the obligation of the developer - promoter does not end with the execution of a conveyance deed. Therefore, in furtherance to the Hon'ble Apex Court judgement and the law laid down in case titled as *Wg. Cdr. Arifur Rahman Khan and Aleya Sultana and Ors. Vs. DLF Southern*

**Homes Pvt. Ltd. (now Known as BEGUR OMR Homes Pvt. Ltd.) and Ors. (Civil appeal no. 6239 of 2019) dated 24.08.2020**, the relevant paras are reproduced herein below:

- \*34 The developer has not disputed these communications. Though these are four communications issued by the developer, the appellants submitted that they are not isolated aberrations but fit into a pattern. The developer does not state that it was willing to offer the flat purchasers possession of their flats and the right to execute conveyance of the flats while reserving their claim for compensation for delay. On the contrary, the tenor of the communications indicates that while executing the Deeds of Conveyance, the flat buyers were informed that no form of protest or reservation would be acceptable. The flat buyers were essentially presented with an unfair choice of either retaining their right to pursue their claims (in which event they would not get possession or title in the meantime) or to forsake the claims in order to perfect their title to the flats for which they had paid valuable consideration. In this backdrop, the simple question which we need to address is whether a flat buyer who seeks to espouse a claim against the developer for delayed possession can as a consequence of doing so be compelled to defer the right to obtain a conveyance to perfect their title. It would, in our view, be manifestly unreasonable to expect that in order to pursue a claim for compensation for delayed handing over of possession, the purchaser must indefinitely defer obtaining a conveyance of the premises purchased or, if they seek to obtain a Deed of Conveyance to forsake the right to claim compensation. This basically is a position which the NCDRC has espoused. We cannot countenance that view.*
- 35. The flat purchasers invested hard earned money. It is only reasonable to presume that the next logical step is for the purchaser to perfect the title to the premises which have been allotted under the terms of the ABA. But the submission of the developer is that the purchaser forsakes the remedy before the consumer forum by seeking a Deed of Conveyance. To accept such a construction would lead to an absurd consequence of requiring the purchaser either to abandon a just claim as a condition for obtaining the conveyance or to indefinitely delay the execution of the Deed of Conveyance pending protracted consumer litigation."*

34. The authority has already taken a view in in **Cr no. 4031/2019 and others tiled as Varun Gupta V/s Emaar MGF Land Limited and others** and observed that the execution of a conveyance deed does not conclude the relationship or marks an end to the liabilities and obligations of the promoter towards the subject unit and upon taking possession, and/or executing



conveyance deed, the complainant never gave up his statutory right to seek delayed possession charges as per the provisions of the said Act.

35. After consideration of all the facts and circumstances, the authority holds that even after execution of the conveyance deed, the complainant allottee cannot be precluded from his right to seek delay possession charges from the respondent-promoter.

### **F.III Whether the complaint is barred by limitation or not?**

36. So far as the issue of limitation is concerned, the Authority is cognizant of the view that the law of limitation does not strictly apply to the Real Estate Regulation and Development Act of 2016. However, the Authority under section 38 of the Act of 2016, is to be guided by the principle of natural justice. It is a universally accepted maxim and the law assists those who are vigilant, not those who sleep over their rights. Therefore, to avoid opportunistic and frivolous litigation a reasonable period of time needs to be arrived at for a litigant to agitate his right. This Authority is of the view that three years is a reasonable time period for a litigant to initiate litigation to press his rights under normal circumstances.
37. It is also observed that the Hon'ble Supreme Court in its order dated 10.01.2022 in MA NO. 21 of 2022 of Suo Moto Writ Petition Civil No. 3 of 2020 have held that the period from 15.03.2020 to 28.02.2022 shall stand excluded for purpose of limitation as maybe prescribed under any general or special laws in respect of all judicial or quasi-judicial proceedings.
38. In the present matter the cause of action arose on 11.11.2019 when the offer of possession was made by the respondent to the complainant. The complainant has filed the present complaint on 20.04.2022 which is 2 years 5 months and 9 days from the date of cause of action. In the present matter the three year period of delay in filing of the case also after taking into

account the exclusion period from 15.03.2020 to 28.02.2022 would fall on 24.10.2024. In view of the above, the Authority is of the view that the present complaint has been filed within a reasonable period of delay and is not barred by the limitation.

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

**G.1 Direct the respondent to pay interest at prescribed rate for the delay period of handing over the possession calculated from the date of delivery of possession as mentioned in the agreement to the actual date of handing over the possession on the amount paid by the complainant towards the booked unit.**

39. In the present complaint, the complainants intend to continue with the project and are seeking delay possession charges as provided under the proviso to section 18(1) of the Act. Sec 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."*

40. Clause 7 of the buyer's agreement 15.01.2019 provides for handing over of possession and is reproduced below:

*Within 60 (sixty) days from the date of issuance of Occupation Certificate by the concerned Authorities, the Company shall offer the possession of the unit to the Allottee. Subject to Force Majeure and fulfillment by the Allottee of all the terms and conditions of this Agreement including but not limited to timely payment by the Allottee of the Total Price payable in accordance with Payment Plan Annexure-III, along with stamp duty, registration and incidental charges and other charges in connection thereto due and payable by the Allottee and also*

*subject to the Allottee having complied with all formalities or documentation as prescribed by the Company, the Company shall offer the possession of the Unit to the Allottee on or before 31-12-2018 or such time as may be extended by the competent authority."*

41. As per the possession clause 7 of the agreement the due date cannot be computed, as the said clause seems to be self-contradictory .It is also observed that the due date of possession cannot be a date prior to the date of execution of the buyer's agreement.
42. The case of the complainant is that the due date of handing over possession should considered as 31.12.2018. The counsel for the respondent stated at bar that the contract cannot have retrospective implications , especially with financial effect. Further, the counsel for the respondent stated that the date of agreement is 15.01.2019 which mistakenly provides that possession shall be provided on or before 31.12.2018 which should have been 60 days from the grant of occupation certificate as mentioned in the first line of the clause 7 of the buyer's agreement. Therefore the due date comes out to be 17.12.2019 as the occupation certificate was obtained on 17.10.2019. The complainants have made payments after 31.12.2018 voluntarily and also executed an indemnity. It was a ready to move in unit. He further also refers to the payment plan at page 82 of the agreement where the payments are shown upto march 2021.
43. The authority is of the view that contention of the complainant to treat the due date of possession as 31.12.2018 does not hold any merit as the buyer's agreement in the present case was executed on 15.01.2019 and the liability of the respondent under proviso to section 18(1) of the Act w.r.t. payment of delay possession charges cannot be retrospective in nature. Further, the authority also does not concur with the contention of the respondent w.r.t calculating due date of possession w.e.f. 60 days from the date of occupation certificate. If such an interpretation is considered then there would never be

any delay in handing over the possession and the very purpose of proviso to section 18 of the Act would be defeated. It is observed that the opening lines of the clause 7 of the buyer's agreement lays emphasis on the liability of the allottee to take physical possession of the subject apartment within a period of 2 months of the occupation certificate issued for the said apartment as incorporated under section 19(10) of the Act.

44. The authority observes that the entire buyer's agreement has to be read together to ascertain the due date of handing over possession. The authority has gone through the entire buyer's agreement and it is relevant to refer to the payment plan agreed inter se parties which is reproduced as under for ready reference:

**SCHEDULE OF PAYMENT**

SL#	Linked Stages	Description	Due date	Total	GST*	Total Amount
1	Booking Amount	7% of Unit Price*	26-NOV-18	766,639	91,996	858,635
2	Within 30 days of issuance of allotment letter & registered buyers agreement	8% of Unit price*		876,158	105,139	981,297
3	By 1 <sup>st</sup> March 2019 or Intimation Of Possession (whichever is earlier)	100% of IDC , 75% of Unit Price*		8,823,430	985,678	9,809,108

4	By 1 <sup>st</sup> March 2021	100% of IFMS, 10% of Unit Price *100% of Operational charges		1,1247,773	154,387	1,402,160
			Total(Rs.)	11,714,000	1,337,201	13,051,201

45. At serial no. 3 of the said payment plan, the milestone was "1<sup>st</sup> March 2019 or Intimation Of Possession (whichever is earlier)". From the said milestone of the payment plan, an inference can be drawn that the respondent was to send intimation of possession by 01.03.2019 and this date shall be treated as due date of handing over possession keeping in view the facts and circumstances of the present case. However, in the present case the respondent has sent intimation of possession only on 11.11.2019 after obtaining occupation certificate on 17.10.2019. Thus, there is delay on part of the respondent in offering possession of the subject unit.
46. **Admissibility of delay possession charges at prescribed rate of interest:**  
 The complainant are seeking delay possession charges however, 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.*

47. 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.
48. 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., 16.04.2024 is @ 8.85 %. Accordingly, the prescribed rate of interest will be marginal cost of lending rate +2% i.e., 10.85%.
49. 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;"*

50. Therefore, interest on the delay payments from the complainant shall be charged at the prescribed rate i.e., 10.85 % by the respondent/promoters which is the same as is being granted to them in case of delayed possession charges.

51. On consideration of the documents available on record and submissions made regarding contravention of provisions of the Act, the Authority is satisfied that the respondent is in contravention of the section 11(4)(a) of the Act by not handing over possession by the due date. In the present case the due date is 01.03.2019. The occupation certificate was received on 17.10.2019 and the possession was offered to the complainants on 11.11.2019.
52. Section 19(10) of the Act obligates the allottee to take possession of the subject unit within 2 months from the date of receipt of occupation certificate. In the present complaint, the occupation certificate was granted by the competent authority on 17.10.2019. The respondent offered the possession of the unit in question to the complainant on 11.11.2019. So, it can be said that the complainant came to know about the occupation certificate only upon the date of offer of possession. The handover letter was given to the complainants on 21.11.2019. Therefore, in the interest of natural justice, the complainant should be given 2 months' time from the date of offer of possession. This 2 month of reasonable time is being given to the complainant keeping in mind that even after intimation of possession practically he has to arrange a lot of logistics and requisite documents including but not limited to inspection of the completely finished unit, but this is subject to that the unit being handed over at the time of taking possession is in habitable condition. It is further clarified that the delay possession charges shall be payable from the due date of possession i.e., 01.03.2019 till the date of offer of possession or handover of possession whichever is earlier.
53. 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 complainant is entitled to delay possession charges at rate of the prescribed interest @ 10.85% p.a. w.e.f. from the due date of

possession i.e., 01.03.2019 till the date of offer of possession or handover of possession whichever is earlier as per provisions of section 18(1) of the Act read with rule 15 of the Rules.

**H. Directions of the Authority:**

54. Hence, the authority hereby passes this order and issue the following directions under section 37 of the Act to ensure compliance of obligations cast upon the promoter as per the functions entrusted to the Authority under Section 34(f) of the Act of 2016:


- i. The respondent shall pay interest at the prescribed rate i.e., 10.85 % per annum for every month of delay on the amount paid by the complainant from due date of possession i.e., 01.03.2019 till the date of offer of possession or handover of possession whichever is earlier as per proviso to section 18(1) of the Act read with rule 15 of the rules.
- ii. The rate of interest chargeable from the allottees by the promoter, in case of default shall be charged at the prescribed rate i.e., 10.85 % 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.
- iii. Any amount paid towards delay in handing over the possession of the unit to the complainants shall be adjusted.
- iv. The respondent is directed to pay arrears of interest accrued, if any, after adjustment in statement of account; within 90 days from the date of this order as per rule 16(2) of the rules.


55. Complaint stands disposed of.




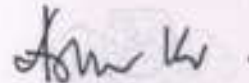


56. File be consigned to the registry.

  
(Sanjeev Kumar Arora)  
Member

  
(Ashok Sangwan)  
Member

  
(Vijay Kumar Goyal)  
Member

  
(Arun Kumar)  
Chairman

Haryana Real Estate Regulatory Authority, Gurugram

Dated: 16.04.2024

**HARERA**  
**GURUGRAM**