



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

Complaint no.:	2052 of 2023
Date of filing:	18.09.2023
First date of hearing:	18.10.2023
Date of decision:	27.01.2025

Mr. Satish Chander Misra,
Anita Taj Towers, Banur Landran Road, 104 Saneta,
SAS Nagar Mohali, Punjab- 140306.

.....COMPLAINANT

Versus

M/s Raheja Developers Limited
W4D-204/5, Keshav Kunj, Cariappa Marg,
Western Avenue, Sainik Farms,
New Delhi-110062

.....RESPONDENT

CORAM: Nadim Akhtar

Member

Chander Shekhar

Member

Present: - Mr. Yash Gupta, Counsel for complainant through VC.

None present for the respondent.

ORDER (NADIM AKHTAR-MEMBER)

1. Present complaint has been filed by the complainant on 18.09.2023 under Section 31 of the Real Estate (Regulation & Development) Act, 2016 (hereinafter referred as RERA Act of 2016) read with Rule 28 of the Haryana Real Estate (Regulation & Development) Rules, 2017 for violation or contravention of the provisions of the Act of 2016 or the Rules and Regulations made thereunder, wherein it is inter-alia prescribed that the promoter shall be responsible to fulfil all the obligations, responsibilities and functions towards the allottee as per the terms agreed between them.

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, delay period, if any, have been detailed in the following table:

S.No.	Particulars	Details
1.	Name of the project	Krishna Housing Scheme, Sector-14, Sohna, Haryana.
2.	Name of the promoter	M/s Raheja Developers Limited.
3.	Unit No. allotted	7012, 7 th floor, Tower D2
4.	Unit area (Carpet area)	414.37 sq.ft.



5.	Date of allotment	20.10.2015
6.	Date of Builder Buyer Agreement	20.10.2015
7.	Due date of offer of possession	27.04.2019
8.	Possession clause in BBA	<i>“Clause 5.2: Possession Time</i> <i>“The Company shall sincerely endeavour to complete the construction and offer the possession of the said unit within forty eight (48) months from the date of the receiving of environment clearance or sanction of building plans whichever is later (“Commitment Period”) but subject to force majeure clause of this Agreement and timely payments of instalment by the Allottee(s).”</i>
9.	Total sale consideration	₹15,24,022/-
10.	Amount paid by the complainant	₹13,99,173/- as per ledger attached as page no.69
11.	Offer of possession	Not given till date

B. FACTS OF THE COMPLAINT

- i. Brief facts of the complainant case are that the respondent had launched a project namely; "Krishna Housing Scheme" in Sector 14, Sohna, Haryana. Being interested in the said unit, complainant applied for a unit in the project of the respondent. Pursuant to

booking of said unit, draw was held on 06.07.2015 by the respondent company vide which a unit admeasuring 414.37 sq. ft and bearing unit no.D2-7012, on 7th floor with total consideration amount of ₹15,24,022/- was allotted to the complainant. Thereafter an allotment letter dated 20.10.2015 was issued by the respondent company after payment of 25% of total sale consideration. Copy of allotment letter is annexed as Annexure C-2.

- ii. Builder Buyer Agreement (BBA) was executed between the complainant and respondent on 20.10.2015 which is annexed as Annexure C-3.
- iii. Thereafter, respondent issued several demand letters against the consideration amount and complainant diligently made total payment of ₹13,91,553/- towards the cost of the unit. Copies of demand letters and statement of account issued by the respondent are annexed as Annexure C-4 and C-5 respectively.
- iv. As per agreement, respondent promised to handover the possession of unit within 48 months from the date of approval of building plans or on receipt of environment clearance whichever is later. However, respondent failed to fulfil its promise of handing over of the unit to the complainant.



- v. Complainant regularly inquired about the status of said project through e-mails and visited the office of the respondent but respondent did not give any satisfactorily reply to the complainant.
- vi. The respondent has miserably failed to deliver the possession of fully constructed and developed unit as per the specifications shown in the brochure and as promised in BBA. Thus there is an inordinate delay in handing over the possession of the unit.
- vii. That due to the above acts of the respondent and the unfair terms and conditions of the Builder Buyer Agreement, the complainant has been unnecessarily harassed mentally as well as financially, therefore the respondent is liable to compensate the complainant on account of the aforesaid act of unfair trade practice. There is a prima facie case in favor of the complainant and against the respondent for not meeting its obligations under the Buyers Agreement and the Real Estate (Regulation and Development) Act, 2016, which makes them liable to answer to this Hon'ble Authority. That the respondent has neither handed over the possession of the flat nor refunded the amount deposited along with interest to the complainant which is against the law, equity and fair play. Therefore, complainant being an aggrieved person, filing the present complaint before this Hon'ble Authority.

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C. RELIEFS SOUGHT

3. Complainant has sought following reliefs :

- (i) Direct the respondent company to refund the total amount paid towards the booking and allotment of the said property, i.e., ₹13,91,553/-.
- (ii) Direct the respondent company to pay interest as this Hon'ble Authority has been awarding in similar cases and also award exemplary compensation to the complainant for all the harassment meted out to him by the respondent company on the amount collected till date, i.e, ₹13,91,553/- along with interest @ 18% p.a from the date of making payments to the complainants till the date of final order in this instant complaint and thereafter till the actual realization.
- (iii) Pass such order or further order as this Hon'ble Authority may deem fit and proper in the facts and circumstances of the present case in the interest of justice.

D. REPLY ON BEHALF OF RESPONDENT

4. Notice was served to the respondent on 19.09.2023 which got successfully delivered on 20.09.2023. Despite availing four opportunities, respondent failed to file its reply till date. Therefore, Authority deems it fit to struck off the defence of the respondent and decide the matter ex-parte on the basis of record available on file.



E. ARGUMENTS OF LEARNED COUNSEL FOR COMPLAINANT:

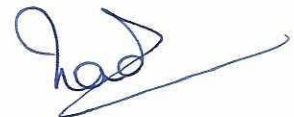
5. Ld. counsel for the complainant reiterated the facts of the complaint and stated that as per last order dated 02.09.2024, respondent was directed to file reply. He further requested the Authority to grant the relief of refund of the paid amount of ₹13,99,173/- along with interest as per ledger attached as Annexure C5 at page 69 of the complaint and decide the case ex-parte as respondent has failed to file his reply and none appeared on behalf of respondent to assist the Authority.

F. ISSUE FOR ADJUDICATION

6. Whether the complainant is entitled to refund of amount deposited by him along with interest in terms of Section 18 of the RERA Act of 2016?

G. OBSERVATIONS AND DECISION OF THE AUTHORITY

7. The Authority has gone through the facts of the complaint as submitted by the complainant. In light of the background of the matter, Authority observes that complainant booked a unit in the project "Krishna Housing Scheme" which is an "Affordable Housing Scheme" being developed by the promoter namely; Raheja Developers Ltd. and complainant was allotted unit no.7012, 7th floor, Tower D2 vide allotment letter dated 20.10.2015, in the said project at sector-14, Sohna, Haryana. The builder buyer agreement was executed between the parties on 20.10.2015. Complainant had



paid a total sum of ₹13,99,173/- against the basic sale price of ₹15,24,022/-.

8. As per clause 5.2 of the agreement respondent/developer was under an obligation to hand over possession to the complainant within 48 months from the date of approval of building plans or grant of environment clearance whichever is later. It came to the knowledge of the Authority while dealing with other cases against the same respondent namely; M/s Raheja Developers Ltd, that respondent/developer received approval of building plans on 27.04.2015 and got the environment clearance on 09.03.2015. That means, as per possession clause, a period of 48 months is to be taken from 27.04.2015 and therefore, date of handing over of possession comes to 27.04.2019.
9. Period of 4 years is a reasonable time to complete development works in the project and handover the possession to the allottee, however, respondent failed to hand over possession to the complainant. After paying his hard earned money, legitimate expectations of the complainant would be that possession of the unit will be delivered within a reasonable period of time. However, respondent has failed to fulfill its obligations as promised to the complainant. Thus, complainant is at liberty to exercise his right to withdraw from the project on account of default on the part of



respondent to offer legally valid possession and seek refund of the paid amount along with interest as per section 18 of RERA Act, 2016.

10. Further, Hon'ble Supreme Court in the matter of "*Newtech Promoters and Developers Pvt. Ltd. versus State of Uttar Pradesh and others*" in Civil Appeal no. 6745-6749 of 2021 has highlighted that the allottee has an unqualified right to seek refund of the deposited amount if delivery of possession is not done as per terms agreed between them. Para 25 of this judgement is reproduced below:

"25. The unqualified right of the allottee to seek refund referred under Section 18(1)(a) and Section 19(4) of the Act is not dependent on any contingencies or stipulations thereof. It appears that the legislature has consciously provided this right of refund on demand as an unconditional absolute right to the allottee, if the promoter fails to give possession of the apartment, plot or building within the time stipulated under the terms of the agreement regardless of unforeseen events or stay orders of the Court/Tribunal, which is in either way not attributable to the allottee/home buyer, the promoter is under an obligation to refund the amount on demand with interest at the rate prescribed by the State Government including compensation in the manner provided under the Act with the proviso that if the allottee does not wish to withdraw from the project, he shall be entitled for interest for the period of delay till handing over possession at the rate prescribed."

The decision of the Supreme Court settles the issue regarding the right of an aggrieved allottee such as in the present case seeking refund of the paid amount along with interest on account of



delayed delivery of possession. The complainant wishes to withdraw from the project of the respondent, therefore, Authority finds it to be fit case for allowing refund in favour of complainant.

11. The definition of term 'interest' is defined under Section 2(za) of the Act which is as under:

(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;

12. Complainant is claiming interest at the rate of 18% on the paid amount. In this regard Authority observes that the legislature in its wisdom in the subordinate legislation under the provisions 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. Rule 15 of HRERA Rules, 2017 provides for prescribed rate of interest which is 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”.

Consequently, as per website of the State Bank of India, i.e., <https://sbi.co.in>, the highest marginal cost of lending rate (in short MCLR) as on date, i.e., 27.01.2025 is 9.10%. Accordingly, the prescribed rate of interest will be MCLR + 2% i.e., 11.10%.

13. From above discussion, it is amply proved on record that the respondent has not fulfilled its obligations cast upon him under RERA Act, 2016 and the complainant is entitled for refund of deposited amount along with interest. Thus, respondent will be liable to pay the complainant interest from the date the amounts were paid till the actual realization of the amount. Authority directs respondent to refund to the complainant the paid amount of ₹13,99,173/- along with interest at the rate prescribed in Rule 15 of Haryana Real Estate (Regulation and Development) Rules, 2017, i.e., at the rate of SBI



highest marginal cost of lending rate (MCLR)+ 2 % which as on date works out to 11.10% (9.10% + 2.00%) from the dates amounts were paid till the actual realization of the amount. Authority has got calculated the total amount along with interest calculated at the rate of 11.10% till the date of this order and total amount works out as per detail given in the table below:

Sr.no	Principal amount	Date of payment	Interest accrued till 27.01.2025
1.	₹78305/-	14.03.2015	₹85918/-
2.	₹3,15,725/-	23.07.2015	₹333844/-
3.	₹1,97,411/-	14.01.2016	₹198234/-
4.	₹1,90,503/-	30.07.2016	₹179826/-
5.	₹1,90,503/-	02.03.2017	₹167371/-
6.	₹1,50,000/-	26.07.2017	₹125126/-
7.	₹63,363/-	27.07.2017	₹52836/-
8.	₹2,13,363/-	22.01.2018	₹166302/-
	Total=₹13,99,173/-		₹13,09,457/-
Total amount to be refunded by respondent to complainant= ₹13,99,173/- + ₹13,09,457/- = ₹27,08,630/-			



14.Further, the complainant is seeking compensation for harassment being caused by the respondent. It is observed that Hon'ble Supreme Court of India in Civil Appeal Nos. 6745-6749 of 2027 titled as "*M/s Newtech Promoters and Developers Pvt Ltd. V/s State of U.P. & ors.*" (supra,), has held that an allottee is entitled to claim compensation & litigation charges under Sections 12, 14, 18 and Section 19 which is to be decided by the learned Adjudicating Officer as per section 71 and the quantum of compensation & litigation expense shall be adjudged by the learned Adjudicating Officer having due regard to the factors mentioned in Section 72. The adjudicating officer has exclusive jurisdiction to deal with the complaints in respect of compensation & legal expenses. Therefore, the complainants are advised to approach the Adjudicating Officer for seeking the relief of litigation expenses.

H. DIRECTIONS OF THE AUTHORITY

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


- (i) Respondent is directed to refund the entire paid amount of ₹13,99,173/- with interest of ₹13,09,457/-. It is further clarified that respondent will remain liable to pay



interest to the complainant till the actual realization of the amount.

- (ii) Respondent is also directed to pay total cost of ₹15,000/- payable to the Authority and ₹7000/- payable to the complainant imposed by the Authority vide orders dated 29.07.2024 and 02.09.2024.
- (iii) A period of 90 days is given to the respondent to comply with the directions given in this order as provided in Rule 16 of Haryana Real Estate (Regulation & Development) Rules, 2017 failing which, legal consequences would follow.

16.Disposed off. File be consigned to the record room, after uploading of the order on the website of the Authority.


.....
CHANDER SHEKHAR
[MEMBER]


.....
NADIM AKHTAR
[MEMBER]