

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

**Complaint no. : 2620 of 2019**  
**First date of hearing : 11.12.2019**  
**Date of decision : 11.12.2019**

1. Mr. Gaurav Bhardwaj (Through  
Power of Attorney Holder Mrs.  
Kamlesh Sharma)  
R/o: - E-1/4 B, MIG flats, Hari Nagar,  
South West Delhi- 110064

**Complainant**

**Versus**

M/s Ramprashtha Promoters and  
Developers Private Limited.  
Regd. office: 114, Sector-44,  
Gurugram-122002. (Haryana)

**Respondent**

**CORAM:**

Shri Samir Kumar  
Shri Subhash Chander Kush

**Member**  
**Member**

**APPEARANCE:**

Sh. Nilotpal Shyam and Ms. Shivali. Advocates for the complainant  
Sh. Dheeraj Kapoor Advocate for the respondent  
Ms. Rashmeet Virk A.R of the respondent company

**ORDER**

1. The present complaint dated 26.06.2019 has been filed by the complainant/allottee in Form CRA under section 31 of the Real Estate (Regulation and Development) Act, 2016 (in short, the Act) read with rule 28 of the Haryana Real Estate (Regulation and Development) Rules, 2017 (in short, the Rules) for



violation of section 11(4)(a) of the Act wherein it is inter alia prescribed that the promoter shall be responsible for all obligations, responsibilities and functions to the allottee as per the agreement for sale executed inter se them.

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

S.No.	Heads	Information
1.	Project name and location	"The Edge Tower", Sector- 37D, Gurugram.
2.	Project area	60.5112 acres
3.	Nature of the project	Group housing colony
4.	DTCP license no. and validity status	33 of 2008 dated 19.02.2008 valid till 18.02.2020
5.	Name of licensee	M/s Ram prastha Builders Private Limited and eleven others as mentioned in licence no. 33 of 2008 issued by DTPC Haryana (copy annexure R-6, at page no. 107 of reply)
6.	Registered/ not registered	<b>Registered vide no. 279 of 2017 dated 09.10.2017 (Tower No. A to G, N and O)</b>
7.	RERA registration valid up to	31.12.2018 Note: - already expired but the respondent has applied for extension of one year and the status of RERA extension



		application is pending. (page 24 of reply)
8.	Allotment letter	17.03.2010 [Page 27 of complaint]
9.	Unit no.	702, 7 <sup>th</sup> floor, tower P [Page 59 of complaint]
10.	Unit measuring	1675 sq. ft.
11.	Date of execution of buyer's agreement	10.01.2013* [Page 56 of complaint]
12.	Payment plan	"Instalment linked payment plan" [Page 71 of complaint]
13.	Total consideration as per schedule of payment plan (annexure II at page 71 of complaint) and payment schedule dated 25.06.2019 (annexure R/2 page no 55 of reply)	Rs.47,47,376/-
14.	Total amount paid by the complainants as per payment schedule and receipt information (annexure R/2 page no 56 of reply) and details of payment (Annexure-A page no 54 of complaint)	Rs.41,46,749/-
15.	Due date of delivery of possession as per clause 15(a) of the apartment buyer agreement: by 31.08.2012 + 120 days of grace period for applying and obtaining the occupation certificate in respect of the group housing project. [Page 64 of complaint]	31.12.2012
16.	Delay in handing over possession till date	Possession not handed over so far



17.	Status of the project	Ongoing
18.	Specific relief sought	To direct the respondent to immediately deliver the possession along with the prescribed rate of interest on the entire amount paid by the complainants from the date of respective deposits till the date of possession.

**\*Note:** - The respondent/promoter company has issued first allotment letter dated 17.03.2010 in favour of Mr. Vikas Jain and Mrs. Archana Jain for unit no. 702, 7<sup>th</sup> floor, tower P, Sector-37D, Gurugram in this project. After the first allottee sold this unit in favour of Mr. Gaurav Bhardwaj S/o Mr. Late Pradeep Sharma, as per Agreement to Sell (annexure-2, page no 44 to 47 of this complaint) the second allottee that i.e. complainant and the promoter/respondent company have executed the apartment buyer agreement dated 10.02.2013 in question.

3. As per clause 15(a) of the agreement, the possession was to be handed over by of 31.08.2012 plus grace period of 120 days for applying and obtaining the occupation certificate in respect of the Group Housing Complex. Which comes out to be 31.12.2012. Clause 15 of the promoter buyer agreement is reproduced below:

"15. POSSESSION

**(a) Time of handing over the possession**

*Subject to terms of this clause and subject to the Allottee having complied with all the terms and condition of this Agreement and the Application, and not being in default under any of the provisions of this Agreement and compliance with all provisions, formalities, documentation etc., as prescribed by RAMPRASTHA. RAMPRASTHA proposed to hand over the possession of the Apartment by 31/08/2012 the Allottee agrees and understands that RAMPRASTHA shall be entitled to a grace period of hundred and twenty days (120) days, for applying and obtaining the occupation certificate in respect of the Group Housing Complex."*

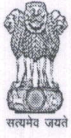
4. The respondent has utterly failed in fulfilling their obligation of delivery of the unit as per the apartment buyer's agreement and failed to offer of possession in terms of section 11(4) (a) and 18 of the Act read with Rules. Hence, this complaint for the inter alia reliefs detailed above.
5. On the date of hearing, the Authority explained to the respondent/promoter about the contravention as alleged to have been committed in relation to section 11(4) (a) of the Act to plead guilty or not to plead guilty.

6. According to the respondent submitted that there was no intentional delay in the construction on the part of the respondent. Delay was due to reasons detailed in the reply which were beyond its control.
7. Copies of all the relevant documents have been filed and placed on the record. Their authenticity is not in dispute. Hence, the complaint can be decided on the basis of these undisputed documents.
8. The Authority on the basis of information and explanation and other submissions made and the documents filed by the complainant is of considered view that there is no need of further hearing in the complaint.  
Arguments are heard.
9. The Act is to protect the rights of the stake-holders i.e. the promoter, allottee and the real estate agent as provided under the Act and also to balance their interest as per its provisions. The Authority is empowered to not only monitor the projects but also to ensure their timely compliance and in case where the projects are held up or stopped to take steps so that these are completed in time and interests of allottees are protected.
10. On consideration of the circumstances, the evidence and other record and submissions made by the complainant and based on the findings of the authority regarding contravention as per provisions of rule 28(2)(a), the Authority is satisfied that the respondent is in contravention of the provisions of the Act. By virtue of clause 15(a) of apartment buyer's agreement

executed between the parties on 10.01.2013, possession of the booked unit was to be delivered within time that 31.08.2012 plus grace period of 120 days for applying and obtaining the occupation certificate in respect of the Group Housing Complex. Therefore, the due date of handing over possession comes out to be 31.12.2012. Accordingly, it is the failure of the respondent/promoter to fulfil his obligations, responsibilities as per the apartment buyer's agreement dated 10.01.2013 to hand over the possession within the stipulated period. Accordingly, the non-compliance of the mandate contained in section 11(4) (a) read with section 18(1) of the Act on the part of the respondent is established. As such complainant is entitled to delayed possession charges at the prescribed rate of interest i.e. @ 10.20% p.a. w.e.f. 31.12.2012 till actual handing over the possession of the booked unit as per the proviso to section 18(1) of the Act read with rules 15 of the Rules.

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

- (i) The respondent is directed to pay interest at the prescribed rate of 10.20% p.a. for every month of delay from the due date of possession i.e. 31.12.2012 till the offer of possession.
- (ii) The complainant is directed to pay outstanding dues, if any, after adjustment of interest for the delayed period.



- (iii) The respondent is directed to pay interest accrued from 31.12.2012 till the date of this order to the complainant within 90 days from the date of decision and subsequent interest to be paid by the 10<sup>th</sup> of each succeeding month.
- (iv) Complaint stands disposed of.
- (v) File be consigned to registry.

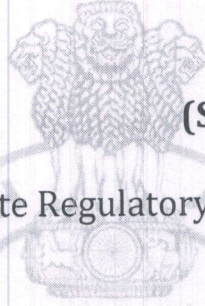
**(Samir Kumar)**

Member

Haryana Real Estate Regulatory Authority, Gurugram

Dated: 11.12.2019

Judgement Uploaded on 28.01.2020



**(Subhash Chander Kush)**

Member