

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

**Complaint no.** : 439 of 2019  
**First date of hearing:** 23.07.2019  
**Date of decision** : 11.12.2019

1. Shri Sanjeev Sharma  
2. Mrs. Shveta Sharma

**Address:** M 149, 1<sup>st</sup> Floor, Today Blossom 2,  
Sector 51  
Gurugram-120001  
Haryana

**Complainants**

Versus

M/s Ramprastha Promoters and Developers  
Pvt. Ltd.

**Address:** 114, Sector-44  
Gurugram-122002  
Haryana

**Respondent**

**CORAM**

Shri Samir Kumar  
Shri Subhash Chander Kush

**Member**  
**Member**

**APPEARANCE:**

Shri Nilotpal Shyam  
Authorised Representative  
with Ms. Shivali  
Ms. Rashmeet Virk  
Authorised Representative  
with Shri Dheeraj Kapoor

Advocate for the complainants

Advocate for the respondent

**ORDER**

1. The present complaint dated 25.02.2019 has been filed by the complainants/allottees 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	
1.	Project Name and location of the project	"The Edge Tower" Sector 37D, Gurugram
2.	Project Area	60.5112 acres
3.	Nature of the project	Group housing complex
4.	DTCP license no. and validity status	33 of 2008 Dated 19.02.2008 valid up to 18.02.2020
5.	Name of licensee	M/s Ramprastha Builders Private Limited and eleven others as mentioned in licence no. 33 of 2008 issued by DTCP Haryana (copy as annexure R6 at page no. 103 of reply)



6.	RERA registered/not registered	<b>Registered vide no. 279 of 2017 dated 09.10.2017(Tower A to G, N and O)</b>
7.	RERA registration valid Upto	31.12.2018 Note: already expired but the respondent has applied for extension of one year and the status of RERA extension is pending as on page 17 of reply
8.	Unit no.	1103, 11 <sup>th</sup> floor, Tower no. C (Page no. 32 of complaint)
9.	Unit measuring	1990 Sq. Ft. (Page no 32 of complaint)
10.	Date of execution of buyer's agreement	27.06.2011 (Page no 27 of complaint)
11.	Payment plan	Construction Linked Plan (Page no. 57 of complaint)



12.	Total sale consideration (Note: Including Tax)	1. ₹62,27,756/- as stated in the complaint and as per Apartment buyer's agreement (Page 32 of complaint) 2. ₹60,90,650 as per Annexure R-2 (Page no 52A of reply)
13.	Amount paid by the allottee	₹53,51,397/- as per SOA annexure- R-2 (Page no 52A of reply)
14.	Due date of delivery of possession	31.12.2012 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 no 42 of complaint)
15.	Delay in handling over possession till date	Possession not offered so far

16.	Status of project	Ongoing
17.	Specific relief sought	To direct the respondent to pay delayed possession interest at prescribed rate of interest per annum for delayed period in handing over the possession.

3. As per clause 15(a) of the Apartment buyer's agreement the possession was to be handed over by 31.08.2012 plus grace period of 120 days for applying and obtaining the occupation certificate in respect of the group housing project which comes out to be 31.12.2012. Clause 15(a) of the 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 18 of the Act read with the rules. Hence, this complaint for the relief 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 the delay in construction was for the reasons stated 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 based on these undisputed documents.
8. The Authority based on information and explanation and other submissions made and the documents filed by both the parties 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 stakeholders i.e. the promoter, allottee and the real estate agent as provided under the Act and 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 documents and other record and submissions made by both the complainant and respondent 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. In this complaint the complainant had booked a residential unit no. 1103, 11<sup>th</sup> floor, Tower-C in the project "The Edge Tower" sector 37D, Gurugram of the respondent and he had already paid an amount of ₹53,51,397/- as per annexure R-2 of reply out of total consideration of ₹62,27,756/- as per apartment buyer's agreement including taxes. By virtue of clause 15(a) of apartment buyer's agreement executed between the parties on 27.06.2011, possession of the booked unit was to be delivered by 31.08.2012 plus grace period of 120 days for applying and obtaining the occupation certificate in respect of the group housing project. Therefore, the due date of handing over possession comes out to be 31.12.2012. Accordingly, it is the failure of the respondent to fulfil his obligations, responsibilities as per the apartment buyer agreement dated 27.06.2011 to hand over the possession within the stipulated period. Accordingly, the non-compliance of the mandate contained in section 11(4)(a) of the Act on the part of the respondent is established. As such complainants are 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 actual handing over the possession of the booked unit.
- ii. The complainants are 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 this order and subsequent interest to be paid by the 10th of each succeeding month.
- iv. Complaint stands disposed of.
- v. File be consigned to registry.

**Samir Kumar**  
(Member)

**Subhash Chander Kush**  
(Member)

Haryana Real Estate Regulatory Authority, Gurugram

Dated: 11.12.2019

Judgement uploaded on 28.01.2020