

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

Complaint no. : 6405 of 2022
Date of decision : 18.12.2025

Subrata Mukherjee

Resident of: Flat no. 201, House No. RZF-9/1, 2nd
Floor, Gali No. 5, Mahavir Enclave, New Delhi-
110045

Complainant

Versus

1. M/s Supertech Limited
2. M/S Sarv Realtors Pvt. Ltd.

Both having Regd. office: 1114, 11th floor,
Hemkunt Chambers, 89, Nehru Place, New Delhi-
110019

Respondents

CORAM:

Shri Phool Singh Saini

Member

APPEARANCE:

Shri Garvit Gupta (Advocate)
Shri Bhrigu Dhami (Advocate)
Shri Dushyant Tewatia (Advocate)

Complainant
Respondent no. 1
Respondent no. 2

ORDER

1. That the present complaint has been filed by the complainant-allottee under Section 31 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred as "the Act") read with Rule 28 of the Haryana Real Estate (Regulation and Development) Rules, 2017 (hereinafter referred as "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 its obligations, responsibilities and functions to the allottee as per the agreement for sale executed inter se parties.

A. Project and unit 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 tabular form:

S. No.	Particulars	Details
1.	Name of the project	"Supertech Hues" Gurugram
2.	Nature of the project	Residential
3.	DTCP license no.	106 and 107 of 2013 dated 26.10.2013 valid up to 25.12.2017 for 13.74 acres 89 of 2014 dated 08.08.2014 valid up to 07.08.2024 for 10.25 acres 134-136 of 2014 dated 26.08.2014 valid up to 25.08.2024 for 4.85 acres
4.	HRERA Registered or not registered	Registered Registration no. 182 of 2017 dated 04.09.2017 valid up to 31.12.2021 [Hues towers A, B, E, F, G, H, M, N, K, T, V, V, W, O, P, C and D]
5.	Unit no.	1002, 10 th Floor, in Tower- 76 CANAVS (Page no. 17 of complaint)
	Area admeasuring	1180 sq. ft. (super area) (Page no. 17 of complaint)
6.	Date of builder buyer agreement	01.11.2014 (Page no. 16 of complaint)
7.	Possession clause	<i>E. 27. Possession of Unit</i> <i>The possession of the Unit shall be given in 42 months i.e. by August, 2018 or extended period as permitted by the agreement. However, the developer agrees to compensate the Buyer(s) for any delay in handing over possession of the unit beyond the period plus grace period of 6 months to cover any unforeseen circumstances. The delay penalty shall be @ Rs.5.00/- per sq. ft. of super area of the allotted unit per month for first year of delay in possession. If the delay in possession continues beyond the said</i>



		<p>period of one year, then the Developer undertakes to increase the amount of delay penalty by Rs.2.50/- every year for additional period of delay. The penalty shall be paid till offer of possession is made by the Developer. The penalty clause shall be applicable to only those Allottees who have not booked their unit under any special/beneficial scheme of the Company i.e., NO EMI till offer of possession, Assured return etc and who honour their agreed payment schedule and make the timely payment of due installments and additional charges as per the payment plan given in Allotment letter.</p> <p style="text-align: right;">(Emphasis supplied)</p> <p>(Page no. 26 of the complaint)</p>
8.	Due date of possession	28.02.2019 (As per possession clause 30.08.2018 + unqualified grace period of 6 months)
9.	Total sale consideration	Rs.78,67,710/- (Page no. 18 of complaint)
10.	Total amount paid by the complainant	Rs.23,96,927/- (As per receipt information annexed at page no. 34 to 42 of complaint)
11.	Occupation certificate	Not obtained
12.	Offer of possession	Not offered

B. Facts of the complaint

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

- a) That the respondent has been proclaiming in general public through newspaper advertisements, marketing emails, SMS and telemarketing that they have launched an integrated residential township in Gurugram (Haryana). The said integrated township as claimed was being set up after necessary approvals of all the competent authorities. All the necessary approvals, clearances and procedures had been duly obtained and sanctioned as regards the proposed integrated township and further



proclaiming that the location of such site, which is under development, was prime land and centrally located. The other terms of the scheme, eligibility, registration and mode of allotment was also prescribed in the brochures.

- b) That lured by these open proclamations through publications in the local newspapers and various advertisements the Complainant booked a flat bearing number 1002, in Tower-T/76/Canvas, at 10th Floor having super area admeasuring 1180 sq. ft. in the project namely "Supertech Hues" situated in the Revenue Estate of Vill. Badshahpur, Sector -68, Gurgaon -122001, for an amount of rupees Rs.66,48,710/- and addition to that and additional amount of Rs.12,19,000/- was also charged towards TLC, IDC/EDC, power backup, club membership, car parking, IFMS, PLC corner and electricity charge. Thus, the total cost of the flat was Rs.78,67,710/-.
- c) Thereafter, the complainant and the respondent entered into a buyer developer agreement dated 01.11.2014, whereby the flat was allotted to the complainant on the terms and conditions mentioned therein. The complainant opted for possession linked plan. As per the plan opted by the complainant an amount of Rs.5,00,000/- was to be given at the time of booking, amount of Rs.18,27,049/- was to be paid within 60 days from the date of booking, amount of Rs. 26,04,113/- was to be paid on completion of the super structure and the remaining amount of Rs.29,36,548/- was to be paid at the time of offer or possession by the respondent.
- d) That as per the buyer developer agreement dated 01.11.2014, the respondent was to offer possession in 48 months i.e., August, 2018 with a grace period of six months. That if the respondent delays the offer of possession beyond the grace period, they shall pay delay penalty @ Rs.5/- per sq. ft. of the super area per month for the first year of delay in possession.



If the delay is beyond one year, then the respondent shall increase the amount of the delay penalty by Rs.2.50/- per sq. ft. of the super area. Needless to say, that the above said clause runs contrary to the provisions of Act, 2016. The buyer developer agreement was loaded very heavily in favour of the respondent in as much as an allottee was fastened with the liability of interest @ 2% per month i.e., 24% per annum, if there is delay in making the payment by the allottee which was not in adherence to the schedule of payment.

- e) It was further stipulated in the buyer developer agreement dated 01.11.2014 that in case the payment is not received within the stipulated period or in event of breach of any of the terms and conditions of the agreement then the provisional allotment will be cancelled and the balance payment will be refunded without any interest after deduction of the cancellation charges which were 15% of the total price of the flat. The respondent in its own discretion could give the latitude in the delayed payments which was the interest @ 2% per month i.e. again an interest @ 24% per annum.
- f) That the complainant made the payments as per the schedule and the complainant made the total payment of Rs.23,98,955/- to the respondent against the booking of the flat. Since the complainant was not having the requisite funds for purchase of the flat, therefore, the complainant availed loan facility from ICICI Bank for loan amount of Rs.58,00,000/- with chargeable interest @ 10% per annum or @ applicable at the time of disbursement of loan. At the time of booking the complainant was assured by the officials of the respondent that the construction on the project has already commenced as all the necessary approvals have already been taken concerned authorities.



- g) That in order to know the actual status of the project, the complainant went to the site and found that all the claims of the officials of the respondent were false and there was no construction activity at the site. On coming to know about the actual status of the project, the complainant again went to office of the respondent informing them about the falsity of their claims, the officials of the respondent told the complainant the construction of the project would commence very soon. Thereafter, the complainant made several visits at the site and the complainant become apprehensive of the intentions of the Respondent. As a matter of fact, it was never intention of the respondent to complete the project and the project was just ploy to extract hard earned money from the people. Even as on date there is no construction activity at the site and the respondent is enjoying hard earned money of the complainant.
- h) That had the possession been handed over to the complainant within the stipulated period, the complainant would have been using the flat in question for her personal requirements which is why the complainant continued to make, rather forced, to make the payments as per the demands made by the respondent despite the fact that the respondent was not adhering to the schedule of construction and was more interested in fleecing the complainant. That the respondent has not only caused monetary losses to the complainant but also caused mental agony and pain to the complainant.

C. Relief sought by the complainants: -

4. The complainants have sought following relief(s):
- I. Direct the respondent to refund the amount of Rs.23,98,955/- which was the amount paid by the complainant to the respondent against the subject unit;



II. To award interest @ 24% per annum on the amount paid by the complainant, which was the chargeable interest by the respondent in case of delay in making the payments beyond the schedule.

5. On the date of hearing, the authority explained to the respondent/promoter about the contraventions 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 no. 2

6. The respondent no. 2 has contested the complaint on the following grounds:

- a) That the respondent was issued license bearing no's 106 and 107 dated 26.12.2013 and license no's. 135 and 136 of 2014 dated 26.08.2014 for developing the said land. In furtherance of the same, the respondent and M/s. Supertech Ltd. had entered into two joint development agreement's dated 25.04.2014 and dated 26.08.2014 respectively.
- b) That the complainant along with many other allottees had approached the respondent, making enquiries about the project, and after thorough due diligence and complete information being provided to them had sought to book a unit in the said project. Consequentially, after fully understanding the various contractual stipulations and payment plans for the said unit, the complainant executed the buyer developer agreement dated 01.11.2014 only with M/s. Supertech Ltd. (R1) for a unit bearing number 1002, Tower-76 Canvas, in 10th floor, having a super area of 1180 sq. ft. (approx.) for a total consideration of Rs.78,76,710/- exclusive of applicable charges and taxes.
- c) That as per clause 1 of the agreement, timely payment of the instalments was the essence of the agreement. As per clause 27 of the agreement, the possession of the unit was to be given by August 2018 with an additional grace period of 6 months.



- d) That the Authority vide order dated 29.11.2019 passed in Suo-Moto complaint no. 5802/2019, had passed certain directions with respect to the transfer of assets and liabilities in the said projects namely, "Hues & Azalia", to the respondent (M/s Sarv Realtors Pvt.) Ltd. and M/s. DSC Estate Developer Pvt. Ltd. respectively. The Authority had further directed that M/s. Sarv Realtors Pvt. Ltd. and M/s. DSC Estate Developer Pvt. Ltd. be brought on as the promoter in the project instead of M/s. Supertech Ltd. Certain important directions as passed by this Authority are as under:
- e) The registration of the project "Hues" and "Azalia" be rectified and Sarv Realtors Pvt. Ltd./DSC and others, as the case may be, be registered as promoters.
- f) All the assets and liabilities including customer receipts and project loans of whatsoever nature, the project HUES and Azalia, in the name of Supertech Ltd. be shifted to Sarv Realtors Pvt. Ltd/ DSC and others. However, even after the rectification, Superech Ltd. will continue to remain jointly responsible for the units marketed and sold by it and shall be severally responsible if Sarv Realtors Pvt. Ltd./DSC and others fail to discharge its obligations towards the allottees.
- g) That in lieu of the said directions passed by the Authority all asset and liabilities have been since transferred in the name of the respondent company. However, in terms of the said order, M/s. Supertech Ltd. still remains jointly and severally liable towards the booking/allotment undertaken by it before the passing of the said Suo Moto order.
- h) That thereafter the said JDA's were cancelled by the consent of both parties vide cancellation agreement dated 03.10.2019 and the respondent from there on took responsibly to develop the project and started marketing and allotting new units under its name.

- i) That in terms of the said cancellation agreement the respondent and M/s. Supertech Ltd. had agreed that as M/s. Supertech Ltd. was not able to complete and develop the project as per the timeline given by the Authority and DTCP, therefore the parties had decided to cancel the JDA's vide the said Cancellation agreement.
- j) In the interregnum, the pandemic of covid 19 has gripped the entire nation since March of 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.
- k) 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.
- l) The complaint further deems to be prima facie dismissed qua the respondent as in terms of the own admission of the complainant the BBA was executed solely with M/s. Supertech Ltd. and furthermore, all payments qua the booking were also made to M/s. Supertech Ltd. thus, there is no privity of contract nor any payment made to the respondent, thus the complaint deems to be dismissed on this ground alone.
- m) That as M/s. Supertech Ltd. and the respondent are jointly and severally liable in terms of the Suo Moto Order passed by the Authority for the project in question, thus the present matter cannot proceed further until the said liability qua the allottees is not bifurcated between both the respondent.
- n) That the complaint filed by the complainant is not maintainable in the present form and is filed on the false and frivolous grounds. The bare reading of the complaint does not disclose any cause of action in favour of the complainant and the present complaint has been filed with malafide intention to blackmail the respondent with this frivolous complaint.



- o) The delay in construction was on account of reasons that cannot be attributed to the respondent. The buyers' agreements provide that in case the respondent delays in delivery of unit for reasons not attributable to the respondent, then the respondent shall be entitled to proportionate extension of time for completion of said project. The relevant clause, i.e. "clause 47 under the heading "general terms and conditions" of the "agreement". The respondent seeks to rely on the relevant clauses of the agreement at the time of arguments in this regard.
- p) That in view of the force majeure clause, it 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 the respondent, covid - 19, shortage of Labour, shortage of raw materials, stoppage of works due to court orders, etc. for completion of the project is not a delay on account of the respondent for completion of the project.
- q) That with respect to the present agreement, the time stipulated for delivering the possession of the unit was on or before August 2018. However, the buyer's agreement duly provides for extension period of 6 months over and above the said date. Thus, the possession in strict terms of the buyer's agreement was to be handed over in and around February 2019. However, the said date was subject to the force majeure clause, i.e. "Clause 43". It is a known fact that the delivery of a project is a dynamic process and heavily dependent on various circumstances and contingencies. In the present case also, the respondent had endeavoured to deliver the property within the stipulated time. The respondent earnestly has endeavoured to deliver the properties within the stipulated period but for reasons stated in the present reply could not complete the same.





- r) That the timeline stipulated under the buyers agreements was only tentative, subject to force majeure reasons which are beyond the control of the respondent. The respondent in an endeavour 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.
- s) Despite the best efforts of the respondent to handover timely possession of the residential unit booked by the complainant, the respondent could not do so due to certain limitations, reasons and circumstances beyond the control of the respondent. Apart from the defaults on the part of the allottees, like the complainant, the delay in completion of project was on account of the following reasons/circumstances that were above and beyond the control of the respondent.
- i. Due to active implementation of social schemes like National Rural Employment Guarantee Act and Jawaharlal Nehru National Urban Renewal Mission, there was a significant 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 government under NREGA and JNNURM schemes. This created a further shortage of labour force in the NCR region. Large numbers of real estate projects, including that of the respondent, fell behind on their construction schedules for the reason amount others. The said fact can be substantiated by newspaper articles elaborating on the above mentioned issue of shortage of labour which was hampering the construction projects in the NCR region. This certainly was an unforeseen one that could neither have been anticipated nor prepared for by the respondent while scheduling their construction activities. Due to paucity of labour and vast difference between demand and supply, the respondent faced several difficulties including but not limited to

labour disputes. All of these factors contributed in delay that reshuffled, resulting into delay of the project.

- ii. That the respondent 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 project. The respondent cannot be held solely responsible for things that are not in control of the respondent.
 - t) That there are several requirements that must be met in order for the force majeure clause to take effect in a construction contract which are reproduced herein under:
 - i. The event must be beyond the control of the parties.
 - ii. The event either precludes or postpones performance under the contract.
 - iii. The triggering event makes performance under the contract more problematic or more expensive.
 - iv. The claiming party wasn't at fault or negligent.
 - v. The party wanting to trigger the force majeure clause has acted diligently to try to mitigate the event from occurring.
- In light of the aforementioned prerequisites read with the force majeure events reproduced in the aforementioned paragraphs, it is prima facie evident that the present case attracts the force majeure clause.
- u) 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. The delay in construction, if any, is attributed to reasons



beyond the control of the respondent and as such the respondent may be granted reasonable extension in terms of the allotment letter.

- v) Anent to the above, 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.
 - w) That the complainants have not come with clean hands before the forum and have suppressed the true and material facts from the Forum. It would be apposite to note that the complainants are a mere speculative investor who has no interest in taking possession of the apartment. In view thereof, this complaint is liable to be dismissed at the threshold.
7. No reply has been submitted by respondent no. 1. However, counsel for respondent no. 1 has stated that respondent no. 1 is under CIRP vide order dated 25.03.2022 passed by Hon'ble NCLT New Delhi Bench in case no. IB-204/ND/2021 titled as ***Union Bank of India Versus M/s Supertech Limited*** and moratorium has been imposed against respondent no. 1 company under section 14 of the IBC, 2016. Therefore, no proceedings may continue against respondent no. 1.
8. 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



9. 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

10. 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

11. 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) The promoter shall-

(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 allottees as per the agreement for sale, or to the association of allottees, as the case may be, till the conveyance of all the apartments, plots or buildings, as the case may be, to the allottees, or the common areas to the association of allottees 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 promoters, the allottees and the real estate agents under this Act and the rules and regulations made thereunder.

12. 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. Findings on objections raised by the respondent:



F.I Objections regarding force majeure.

13. The respondent-promoter alleged that grace period on account of force majeure conditions be allowed to it. It raised the contention that the construction of the project was delayed due to force majeure conditions such as demonetization, and the orders of the Hon'ble NGT prohibiting construction in and around Delhi and the Covid-19, pandemic among others, but all the pleas advanced in this regard are devoid of merit. The flat buyer's agreement was executed between the parties on 01.11.2014 and as per terms and conditions of the said agreement the due date of handing over of possession comes out to be 28.02.2019 including six-month grace period. The events such as and various orders by NGT in view of weather condition of Delhi NCR region, were for a shorter duration of time and were not continuous as there is a delay of more than three years and even some happening after due date of handing over of possession. However, the Authority observes that there is provision of 6 months grace period in lieu of force majeure conditions as per clause E (27) of the BBA dated 01.11.2014 and the same is unqualified.
14. In view of the above, the Authority allows 6 months grace period on account of force majeure is being granted in this regard and thus, no period over and above grace period of 6 months can be given to the respondent/promoter.

F.II Objection regarding CIRP against respondent no. 1 and consequent moratorium against proceedings against respondent no.1.

15. The respondent has submitted that in the matter as vide order dated 25.03.2022 passed by the Hon'ble NCLT, New Delhi Bench in case titled as Union Bank of India Versus M/s Supertech Limited, the Hon'ble NCLT has initiated CIRP against M/s Supertech Limited and imposed moratorium under section 14 of the IBC, 2016. The Authority observes that the project of respondent is no longer the assets of M/s Supertech Limited and admittedly,



respondent has taken over all assets and liabilities of the project in question in compliance of the direction passed by this Authority vide detailed order dated 29.11.2019 in Suo-Moto complaint **HARERA/GGM/5802/2019**. The respondent has stated in the reply that the MDA was cancelled by consent of respondent and M/s Supertech Limited vide cancellation agreement dated 03.10.2019. Thereon, respondent i.e., Sarv Realtors Pvt. Ltd. admittedly took responsibility to develop the project and started marketing and allotting new units under its name. In view of the above, respondent remains squarely responsible for the performance of the obligations of promoter in the present matter. So far as the issue of moratorium is concerned, the projects Hues and Azalia stand excluded from the CIRP in terms of affidavit dated 19.04.2024 filed by SH. Hitesh Goel, IRP for M/s Supertech Limited. However, it has been clarified that the corporate debtor i.e., M/s Supertech Limited remains under moratorium. Therefore, even though the Authority had held in the Suo-Moto proceedings dated 29.11.2019 that respondent and M/s Supertech Limited were jointly and severally liable for the project, no orders can be passed against M/s Supertech Limited in the matter at this stage.

G. Findings on the relief sought by the complainants.

- G. I Direct the respondent to refund the amount of Rs.23,98,955/- which was the amount paid by the complainant to the respondent against the subject unit;**
- G. II To award interest @ 24% per annum on the amount paid by the complainant, which was the chargeable interest by the respondent in case of delay in making the payments beyond the schedule.**

16. In the present complaint, the complainant intends to withdraw from the project and is seeking return of the amount paid by them in respect of subject unit along with interest. Section 18(1) of the Act, 2016 is reproduced below for ready reference: -

"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. -

(a) in accordance with the terms of the agreement for sale or, as the case may be, duly completed by the date specified therein; or

(b) due to discontinuance of his business as a developer on account of suspension or revocation of the registration under this Act or for any other reason,

he shall be liable on demand to the allottees, in case the allottee wishes to withdraw from the project, without prejudice to any other remedy available, to return the amount received by him in respect of that apartment, plot, building, as the case may be, with interest at such rate as may be prescribed in this behalf including compensation in the manner as provided under this Act:

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."

(Emphasis supplied)

17. Clause 27 of the buyer's agreement talks about handing over the possession of the unit to the complainants, the relevant portion is reproduced as under: -

"POSSESSION OF UNIT: -

27. The possession of the Unit shall be given in 42 months i.e. by August, 2018 or extended period as permitted by the agreement. However, the developer agrees to compensate the Buyer(s) for any delay in handing over possession of the unit beyond the period plus grace period of 6 months to cover any unforeseen circumstances. The delay penalty shall be @ Rs.5.00/- per sq. ft. of super area of the allotted unit per month for first year of delay in possession. If the delay in possession continues beyond the said period of one year, then the Developer undertakes to increase the amount of delay penalty by Rs.2.50/- every year for additional period of delay. The penalty shall be paid till offer of possession is made by the Developer. The penalty clause shall be applicable to only those Allottees who have not booked their unit under any special/beneficial scheme of the Company i.e., NO EMI till offer of possession, Assured return etc and who honour their agreed payment schedule and make the timely payment of due installments and additional charges as per the payment plan given in Allotment letter"

[Emphasis Supplied]

18. **Due date of handing over of possession and admissibility of grace period:**

As per clause 27 of the buyer developer agreement, the possession of the allotted unit was supposed to be offered by the 30.08.2018 with a grace period of 6(six) months. Since in the present matter the BBA incorporates unqualified



reason for grace period/extended period of 6 months in the possession clause accordingly, the grace period of 6 months is allowed to the promoter being unqualified. Therefore, the due date of possession comes out to be 28.02.2019.

19. **Admissibility of refund along with prescribed rate of interest:** The complainant is seeking refund the amount paid by him along with interest prescribed rate of interest. The allottee intends to withdraw from the project and are seeking refund of the amount paid by him in respect of the subject unit with interest at prescribed rate as provided under Rule 15 of the Rules, *ibid*. 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.

20. The legislature in its wisdom in the subordinate legislation under the provision of Rule 15 of the Rules, *ibid* 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.
21. 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., 18.12.2025 is **8.80%**. Accordingly, the prescribed rate of interest will be marginal cost of lending rate +2% i.e., **10.80%**.
22. The definition of term 'interest' as defined under section 2(z) 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;"***

23. On consideration of the documents available on record and submissions made by both the parties 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 as per the agreement. By virtue of clause 24 of the agreement executed between the parties on 01.11.2014, the due date of handing over possession is 28.02.2019.
24. It is pertinent to mention that neither the construction is complete nor the offer of possession of the allotted unit has been made to the allottees by the respondent. The Authority is of the view that the allottee cannot be expected to wait endlessly for taking possession of the unit which is allotted to him and for which he has paid a considerable amount of money towards the sale consideration. It is also to mention that complainants have paid almost 30.46% of the sale consideration. Further, the authority observes that there is no document placed on record from which it can be ascertained whether the respondent has applied for occupation certificate/part occupation certificate or what is the status of construction of the project. In view of the above-mentioned facts, the allottees intends to withdraw from the project and are well within the right to do the same in view of Section 18(1) of the Act, 2016.



25. Further, the Occupation Certificate/Completion Certificate of the project where the unit is situated has still not been obtained by the respondent/promoter. The authority is of the view that the allottees cannot be expected to wait endlessly for taking possession of the allotted unit and for which he has paid a considerable amount towards the sale consideration and as observed by Hon'ble Supreme Court of India in ***Ireo Grace Realtech Pvt. Ltd. Vs. Abhishek Khanna & Ors., civil appeal no. 5785 of 2019, decided on 11.01.2021***

".... The occupation certificate is not available even as on date, which clearly amounts to deficiency of service. The allottees cannot be made to wait indefinitely for possession of the apartments allotted to them, nor can they be bound to take the apartments in Phase I of the project....."

26. Moreover, the Hon'ble Supreme Court of India in the cases of ***Newtech Promoters and Developers Private Limited Vs State of U.P. and Ors. (supra)*** reiterated in case of ***M/s Sana Realtors Private Limited & other Vs Union of India & others SLP (Civil) No. 13005 of 2020*** decided on 12.05.2022. observed as under: -

"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."

27. The promoter is responsible for all obligations, responsibilities, and functions under the provisions of the Act of 2016, or the rules and regulations made thereunder or to the allottees as per agreement for sale under Section 11(4)(a). The promoter has failed to complete or is unable to give possession of the unit



in accordance with the terms of agreement for sale or duly completed by the date specified therein. Accordingly, the respondent is liable to the allottees, as they wish to withdraw from the project, without prejudice to any other remedy available, to return the amount received by him in respect of the unit with interest at such rate as may be prescribed.

28. 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 no. 2 is established. As such, the complainant is entitled to refund of the entire amount paid by them at the prescribed rate of interest i.e., @ 10.80% p.a. (the State Bank of India highest marginal cost of lending rate (MCLR) applicable as on date +2%) as prescribed under rule 15 of the Haryana Real Estate (Regulation and Development) Rules, 2017 from the date of each payment till the actual date of refund of the amount within the timelines provided in Rule 16 of the Haryana Rules, 2017 *ibid*.

H. Directions of the authority

29. Hence, the authority hereby passes this order and issue the following directions under Section 37 of the Act to ensure compliance of obligations casted upon the promoter as per the functions entrusted to the authority under section 34(f) of the Act:
- I. The respondent no. 2 is directed to refund the amount received by it i.e., Rs.23,96,927/- from the complainant along with interest at the rate of 10.80% p.a. as prescribed under Rule 15 of the Haryana Real Estate (Regulation and Development) Rules, 2017 from the date of each payment till the actual date of refund of the deposited amount.
 - II. A period of 90 days is given to the respondent to comply with the directions given in this order and failing which legal consequences would follow.





HARERA
GURUGRAM

Complaint No. 6405 of 2022

- III. The respondent is further directed not to create any third-party rights against the subject unit before full realization of the paid-up amount along with interest thereon to the complainant, and even if, any transfer is initiated with respect to subject unit, the receivable shall be first utilized for clearing dues of allottee-complainant.
- IV. No directions are being passed in the matter qua respondent nos. 1 in view of the moratorium imposed under section 14 of the IBC in NCLT case IB-204/ND/2021 titled Union Bank of India versus M/s Supertech Limited.
30. Complaint as well as applications, if any, stand disposed of accordingly.
31. Files be consigned to registry.

Dated: 18.12.2025




Phool Singh Saini
(Member)
Haryana Real Estate
Regulatory Authority,
Gurugram

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