

**BEFORE THE HARYANA REAL ESTATE APPELLATE TRIBUNAL**

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**Appeal No. 457 of 2024**

**Date of Decision: July 14, 2026**

1. Sunil Bakshi and  
2. Sonia Bakshi  
Both R/o B-802, Plot No. 21, Himachal Apartments, Sector 5,  
Dwarka, New Delhi-110075

Appellants

Versus

1. M/s Corona Buildcon Private Limited, Regd. Office: 102,  
South Ex Plaza 2, Room No. 209, Masjid Moth, Delhi-110049  
2. The Haryana Real Estate Regulatory Authority, Gurugram,  
New PWD Rest House, Civil Lines, Gurugram, Haryana-  
122001

Respondents

**Coram:**

**Justice Rajan Gupta  
Dr. Virender Parshad**

**Chairman  
Member (Judicial)**

Present: Mr. Pawan Kumar, Advocate for the appellants.  
Mr. Deevanshu Aggarwal, Advocate for respondent  
No. 1.

**RAJAN GUPTA, CHAIRMAN:**

Present appeal is directed against order dated  
20.02.2024 passed by the Authority<sup>1</sup>. Operative part thereof  
reads as under:

***“H. Directions of the Authority:***

*60. Hence, the Authority hereby passes this order  
and issues 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/promoter is directed to refund the  
amount received from the complainant i.e.  
Rs.1,27,34,292/- along with interest at the rate of  
10.85% p.a. from the date of each payment till the  
date of moratorium on licence company i.e. M/s*

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<sup>1</sup> Haryana Real Estate Regulatory Authority, Gurugram

*Ninex Developers Pvt. Ltd. i.e. 25.07.2019.*

*ii) The amount, if any, refunded or credited to the complainants-allottee shall be adjusted in the refundable amount.*

*iii) 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.*

*61. Complaint stands disposed of.*

*62. File be consigned to the registry.”*

2. It appears that a project in the name of ‘Corona Gracieux’ was floated in Sector 76, Gurugram. Licence was granted in the name of M/s Ninex Developers Pvt. Ltd. A unit measuring 2650 square feet was allotted to the appellant-allottees vide allotment letter dated 17.01.2015. Buyer’s agreement was executed on 19.01.2015. As per agreement, due date of delivery of possession was 30.06.2016. Out of total sale consideration of Rs.1,29,25,000/-, the allottees remitted an amount of Rs.1,27,34,292/-. It appears that Occupation Certificate was not granted to the respondent-promoter, yet it made an offer of ‘fit-out’ possession on 30.05.2017.

3. The main grievance of the appellant-allottees in the complaint was that despite having paid more than 98% of the price of the unit in a timely manner, the respondent-promoter failed to deliver possession of fully constructed apartment.

4. The respondent-promoter filed reply and contested the claim of the appellant-allottees.

5. After considering all issues, the Authority directed refund of the amount of Rs.1,27,34,292/- along with interest @10.85% from date of each payment till the date of moratorium on the licensed company i.e. M/s Ninex Developers Pvt. Ltd.

i.e. 25.07.2019.

6. We have heard learned counsel for the parties. We find no infirmity with the order passed by the Authority.

7. The contention raised by learned counsel for the appellant-allottees that they are entitled to interest till realization is mis-conceived. Admittedly, the moratorium in respect of M/s Ninex Developers Pvt. Ltd. came into effect on 25.07.2019. There was, thus, no option with the Authority to grant interest to the allottees till the said date. We thus, uphold the order passed by the Authority.

8. The appeal is hereby dismissed.

9. The promoter shall comply with the directions issued by the Authority. The amount due, if not already remitted, be paid to the allottees within 90 days of uploading of this order, failing which penal provisions of Section 64 of the Real Estate (Regulation and Development) Act, 2016 will also come into play and the promoter shall be liable to pay Rs.10,000/- per day as penalty till realisation.

10. Copy of this order be sent to the parties/their counsel and the Authority.

11. File be consigned to the records.

Justice Rajan Gupta  
Chairman  
Haryana Real Estate Appellate Tribunal

Dr. Virender Parshad  
Member (Judicial)

July 14, 2026  
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