

**HARYANA REAL ESTATE REGULATORY AUTHORITY,
PANCHKULA.**

Complaint. No. 453/2018- Megha Chug

...Complainant

Versus

M/S Ansal Landmark Township Pvt. Ltd.

... Respondent

Date of Hearing: 24.01.2019 (5th hearing)

Coram: Shri Rajan Gupta, Chairman
Shri Anil Kumar Panwar, Member

Appearance: 1. Sh. J.C. Manju, Counsels for Complainant
2. Sh. Vineet Sehgal, Counsel for Respondent.

ORDER:

On the last date of hearing, the Authority had directed the respondent to offer alternate plots to the complainant and furnish a statement with regard to the settlement before the Authority.

2. Learned Counsel for the complainant stated in the Court today that a compromise has been effected between both the parties. The respondent has offered a plot no. D-3049, measuring 404.248 sq. yds in the same project named "Sushant City", Karnal, Haryana in place of earlier plot no. B-1820 which measured 302.248 sq. yds to the complainant. The new plot is in a habitable condition and has been offered to the complainant at a rate at which the complainant had bought the initial plot no. B-1820. He further stated that interest on delayed payments has been charged by the

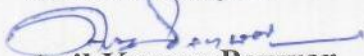


respondent at the rate of 20% per annum which is excessive in nature.

Hence, the same should be curtailed down.

3. The Authority observes that a compromise has been effected between both the parties and the new offer of alternate plot no. D-3049, measuring 404.248 sq. yds. is acceptable to the complainant. Therefore, the Authority disposes of this matter directing the respondent to offer possession of the alternate plot and execution of sale deed within a period of 30 days from the date of uploading of this order. Further, the Authority also observes that charging interest at the rate of 20% per annum on delayed payments is unconscionable, hence, the respondent company is directed to re-calculate the interest on delayed payments at the rate of 9% per annum. The Authority directs the respondent company to provide a revised statement of accounts to the complainant depicting the remaining amount payable by the complainant for the new plot after deducting the excessive amount charged on account of delayed payments. The complainant is directed to pay the balance amount in lieu of the new plot no. D-3049, measuring 404.248 sq. yds within a period of 15 days from the date of revised statement of Accounts.

Disposed of. Order be uploaded on the website of the Authority and files be consigned to the record room.


Anil Kumar Panwar
Member


Rajan Gupta
Chairman