



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA
Website: www.haryanarera.gov.in

COMPLAINT NO.1497 OF 2019

Dr. Amit Ahuja

....COMPLAINANT(S)

VERSUS

M/s Ruhil Promoter Pvt. Ltd.

....RESPONDENT(S)

**CORAM: Rajan Gupta
Anil Kumar Panwar
Dilbag Singh Sihag**

**Chairman
Member
Member**

Date of Hearing:03.08.2021

Hearing:9th

**Present through video call: - Sh. Sudeep Singh, Learned counsel for the
Complainant with Complainant in person**

**Adv. Kamal Dhaiya, Learned counsel for the
Respondent**

ORDER (RAJAN GUPTA-CHAIRMAN)

1. Complainant in this case is seeking possession of a flat bearing no. D 704, Block D-4, booked in the year 2012 in respondent's project named 'Ruhil Residency, Bahadurgarh'. He has already paid ₹ 43,37,991/- against basic sale price of ₹47,76,200/-. The respondent in terms of an agreement executed on 20.12.2012 between the parties, had committed to deliver possession of the booked flat within 42 months which even includes grace period of six months, from the date of agreement which period had already lapsed on 20.06.2016 but respondent has not given possession till date. Therefore, the complainant has filed the present complaint for possession of the flat along with delay interest till a valid offer of possession is made after obtaining Occupation Certificate.

2. The respondent's stand is that the project per registration granted by the Authority vide Registration No. 139 of 2017, dated 28.08.2019 was required to be completed in respect of Phase-I comprising of Towers A, B, C, D, EWS and commercial shops by June 2019 and Phase-II comprising of Towers - E, F, G, H, I by December 2019. The flat of the complainant has been completed in all respects and Occupation Certificate for the entire project was applied on 11.06.2021. So, the respondent shall be allowed



time to offer possession and pay delay interest till the grant of Occupation Certificate.

3. After hearing both the parties and going through the documents placed on record, Authority observes that complainant has sought relief of possession of allotted flat along with interest on account of delay by the respondent to deliver possession on the agreed date. The complainant is not interested in withdrawing from the project, despite delay on the part of the respondent in completing the project. Therefore, the only relief which at present can be awarded to him is to direct the promoter to pay upfront interest for delay along with payment of every monthly delay interest till the handing over of possession as provided in Section 18 of RERA Act, 2016.

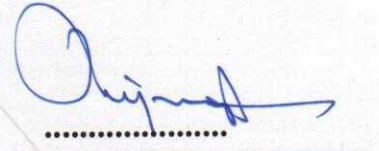
So, Authority decides that complainant is entitled to be paid upfront interest on the already paid amount from the deemed date of possession i.e. 20.06.2016 till today i.e. 03.08.2021. Account branch of this Authority on calculation of interest @ 9.30 i.e. (SBI highest marginal cost of landing rate plus 2 %), as per Rule 15 of HRERA, Rules 2017, has worked out the amount of ₹ 20,66,904/- as interest payable to the complainant from deemed date of possession i.e. 20.06.2016 till 03.08.2021.

4. Now, upfront interest payable to the complainant on account of delay in delivery of possession from deemed date of possession i.e. 20.06.2016 till 03.08.2021 works out to ₹ 20,66,904/-. Besides the said



amount of interest, the complainant is also entitled to receive each month's interest on the paid amount of ₹43,37,991/- from 03.08.2021 onwards till the delivery of actual possession after obtaining Occupation Certificate. Such interest works out to ₹ 33,619/- per month as calculated by the accounts branch of this Authority.

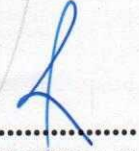
5. **Disposed of.** File be consigned to record room and order be uploaded on the website of the Authority.



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RAJAN GUPTA
[CHAIRMAN]



.....
ANIL KUMAR PANWAR
[MEMBER]



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DILBAG SINGH SIHAG
[MEMBER]