

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

**Complaint no. : 1591 of 2021**  
**First date of hearing : 11.05.2021**  
**Date of decision : 14.09.2021**

1. Mr. Rajat Babbar
2. Mrs. Alka Mahajan

**Address:-** A-5, Ground Floor, NCR Legal  
Consultants, D Mall, Indirapuram - 201014.

**Complainants**

**Versus**

M/s Parsvnath Hessa Developers Limited  
**Office address:-** Parsavnath Metro Tower,  
Near Shahdara Metro Station, New Delhi -  
110032.

**Respondent**

**CORAM:**

Shri Samir Kumar  
Shri Vijay Kumar Goyal

**Member**  
**Member**

**APPEARANCE:**

Shri Utkarsh Joshi  
Shri Deeptanshu Jain

Advocate for the complainants  
Advocate for the respondent

**ORDER**

1. The present complaint dated 30.03.2021 has been filed by the complainants/allottees 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 under the

provision of the Act or the rules and regulations made there under or to the allottee as per the agreement for sale executed inter se them.

**A. Unit and project related details**

2. The particulars of the project, the details of sale consideration, the amount paid by the complainants, date of proposed handing over the possession, delay period, if any, have been detailed in the following tabular form:

S.No.	Heads	Information
1.	Project name and location	"Parsvnath Exotica" at Sector - 53, Gurugram
2.	Project area	33.511 acres
3.	Nature of the project	Group Housing Colony
4.	DTCP license no. and validity status	69 to 74 of 1996 dated 03.05.1996 valid upto 02.05.2019 52 to 57 of 1997 dated 14.11.1997 valid upto 13.11.2019, 1079 to 1080 of 2006 dated 28.08.2006 valid upto 01.09.2019
5.	Name of licensee	Puri Construction and 5 others
6.	RERA Registered/ not registered	Not Registered
7.	Unit no.	B6-302, III <sup>rd</sup> floor, Block No. B6
8.	Unit measuring	3390 sq. ft. (As per flat buyer's agreement)

9.	Date of execution of Buyers Agreement	29.08.2012 (Page 34 of the complaint)
10.	Payment plan	Down payment plan (Page 50 of the complaint)
11.	Total Sale consideration	Rs. 2,46,62,250/- (As per the flat buyer's agreement on the page 36 of the complaint)
12.	Total amount paid by the complainants	Rs. 2,28,28,746/- (As per the customer ledger dated 06.07.2021, annexure L-1 of the reply)
13.	Date of start of construction of the Block D6	Cannot be ascertained
14.	Date of booking of the unit	October 2010
15.	Due date of delivery of possession as per (As per clause 10(a)- within a period of thirty six (36) months of commencement of construction of the particular block in which the flat is located, or 24 months from the date of booking of the flat, whichever is later, with the grace period of six months, on the receipt of sanction of building plans/revised building plans and approvals of all concerned authorities including the fire service deptt, civil aviation deptt, traffic deptt, pollution control deptt, as may be required for commencing and carrying on construction)	29.08.2015 (No grace is given as the construction is not yet complete)  (Since the date of start of construction cannot be ascertained, the due date of delivery of possession is calculated from the date of execution of agreement as it is later than the booking date)
16.	Occupation Certificate received on	Not received
17.	Offer of possession	Not offered

18.	Delay in handing over possession i.e., till 14.09.2021	6 years and 16 days
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**B. Facts of the complainants**

3. The complainants have made the following submissions:

- i. That the complainants Mr. Rajat Babbar and Mrs. Alka Mahajan (hereinafter, 'complainants') booked their unit on october 2010 and have since paid a total sum of Rs 2,28,28,746/- which amounts to approximately 93% of the total purchase price of the unit which was Rs. 2,46,62,250/- and they were allotted flat bearing no. B6- 302, third floor in tower B6, ad-measuring 3390 sq. ft. in Parsvnath Exotica (hereinafter, 'the project') by the respondents.
- ii. That as per the assurances given to the complainants, the respondent ought to have delivered the unit by march 2013. That the possession of the unit in terms of clause 10(a) of the flat buyer agreement (hereinafter, the FBA) was to be delivered within a period of 36 months from the commencement of construction of the block in which the flat is located, or 24 months from the date of the booking of the flat, whichever was later, with a grace period of six months. It is

pertinent to note that construction of said tower started in february 2010 and date of booking was october 2010, inter alia, due date of possession was march 2013. However, the complainants have not been offered the possession of their unit till date.

- iii. That it is also pertinent to note that as per clause 15(a) of the FBA, the respondent was charging the complainants 24% p.a. for any default/delay in payment committed by the complainants. That in accordance with section 2(za), the interest component calculated at 24% interest on the principal amount (of Rs. 2,28,28,746/-) amounts to Rs. 9,76,46,130/-. The total of aforesaid interest along with the principal component amounts to Rs. 12,04,74,876/-.
- iv. That the complainants have paid approx. 95% (including GST) amount i.e. Rs. 2,28,28,746/- of the total purchase price till 04.05.2011 as per payment schedule of the FBA. The said amount was inclusive of car parking and other allied charges of actual purchase price but when complainants observed that there is no progress in the construction of subject unit for long time, they raised the grievance to the respondent. The complainants have always been ready and willing to pay the

remaining sum provided that there is progress in the construction of the Project.

- v. That on 10.05.2016, the complainants sent a demand letter for definite date of possession of the said unit within six months or return of money with interest compounded annually at interest rate of 24%. It is reiterated that using the same interest rate, the complainants are entitled to the amounts enumerated in para 3.10.
- vi. That on 09.07.2016, respondent responded to aforesaid demand letter stating "due to some technical reasons construction of the tower was on hold. But now we have started construction work in towers B5 and B6 and the likely date to handover the physical possession of your flat is in one year time in 3rd quarter 2017".
- vii. That despite these assurances, no work had resumed on the project. The complainants were forced to send another demand letter dated 05.12.2016 to the respondent that they want the possession of their unit and in the event the respondent was not willing to provide the same, then the respondent should return the complainants money with requisite interest.

viii. That promoter has not fulfilled its obligation. Therefore, under section 18(1) of the Act, the promoter is obligated to return the amount received with interest at the prescribed rate including compensation.

ix. Hence, the present Complaint.

**C. Relief sought by the complainants:**

4. The complainants have sought the following relief:

- i. To direct the respondent to deliver possession of the unit to the complainants along with payment of principal of Rs. 2,28,28,746/- and Rs. 9,76,46,130/- as interest since october 2013 for delay in possession of the unit at 24% p.a.

**D. Reply by the respondent:-**

5. The respondent has raised certain preliminary objections and has contested the present complaint on the following grounds:

- i. That the complaint filed by the complainants are baseless, vexatious and is not tenable in the eyes of law therefore the complaint deserves to be dismissed at the threshold.
- ii. That the flat was initially booked by one Mr. Rajat Babbar and Mrs. Alka Mahajan, who had applied for booking registration for a residential apartment in the said project. On 27.08.2010 and deposited a sum of Rs. 10,00,000/- as the booking amount.

Afterwards, he was allotted a 3 bedroom residential flat bearing no, B6-302 ad-measuring 3390 sq. ft. With the basic price Rs. 2,46,62,250/-. The respondent had sent two copies of the agreement to the complainants to sign on 15.11.2010. The FBA between original allottee and the respondent was executed on 29.08.2012.

- iii. That the complainants were always kept aware about the status of the project and the delays and hindrances being faced by the developer in completing the project. The complainants were also assured that any delay attributable will be compensated as per the terms & conditions of the executed FBA.
- iv. That part project has been completed and the respondent is in process of getting the occupation certificate of tower B-6. The approval regarding the transfer of beneficial interest and marketing rights were framed on 18.02.2015 being under suspension till 31.01.2017 is pending. Hence, the grant of relief as sought for is not justifiable and tenable at this advance stage of the project. It is respectfully submitted that the compensation due as per FBA had already been reflected in delivered financial statement of accounts (FSA) to the



complainants. It is important to mention that as the project is at its very advance stage of development and the prayed relief (s) by the complainants at this stage is neither tenable nor maintainable in the interest of other allottees at large & entire project.

- v. That the mutually agreed clause no. 10(c) of the FBA wherein the delay compensation has been specifically mentioned and agreed by the complainants and hence contending the date of offering the possession, interest and compensation is incorrect wherein 'time is not the essence of the contract' stands contravened and hence proviso of section 18 are not applicable in the captioned matter as the respondent has agreed to abide by the obligations made under the FBA duly executed between the complainants and the respondent.
- vi. That the respondent company has invested a huge amount on the construction and development of the said project and in case the reliefs as sought is allowed to the complainants, it would cause financial loss to the project as well as loss to the genuine customers in the said project.

- vii. That the enforcement of provisions under Act of 2016 should be prospective and not be retrospective. It is pertinent to mention here that the respondent company has already applied for registration under Real Estate Regulatory Authority with respect to the said part of the project before the authority. The respondent company has further completed most of the development work in tower no. D-5 and has been already applied for the occupancy certificate before the competent authority.
- viii. That as per the FBA, which is binding between the complainant and the respondent, both have agreed upon their respective liabilities in case of breach of any of the conditions specified therein. It is submitted that the liability of the respondent on account of delay is specified in the clause 10(c) of the said agreement and as such the complainants cannot claim relief(s) which are beyond the compensation agreed upon by the complainants. In this view of the matter, the captioned complaint is not maintainable in law and is liable to be dismissed in limine. It is a well settled proposition of law that the courts/forums cannot travel beyond what is provided in the agreement/contract and generate altogether a new

contract; the responsibility of the courts/forums is to interpret appropriately the existing contract and decide the rights and liabilities of the parties within the four corners of the contract.

ix. That the delay in handing over the possession of the flat was caused only due to the various reasons which are beyond the control of the respondent company. That the global recession hit the economy and is continuing particularly in the real estate sector. It is submitted that the construction of project of the respondent is dependent upon the amount of money being received from the bookings made and money received henceforth in form of installments by the allottees'. However, it is submitted that during the prolonged effect of the global recession, the number of bookings made by the prospective purchasers reduced drastically in comparison to the expected bookings anticipated by the respondent at the time of launch of the project.

x. That the various problems which are beyond the control of the respondent seriously affected the construction like lack of adequate sources of finance, shortage of labour, rising manpower and material costs and approvals and procedural difficulties. In addition to the aforesaid challenges the

following factors like demonetization, outbreak of corona virus etc. also played major role in delaying the offer of possession. Continually, order of the Hon'ble Supreme Court and NGT were being passed putting stay upon the construction activity.

- xi. It is submitted that the finishing work of the flat is carried out only after the allottee clear the outstanding amount and agrees to take over the possession of the flat. Since, the fittings and fixtures gets damaged due to corrosion, the same cannot be done before handing over the possession. Besides, the rebate of Rs. 6,25,000/- on account of final finishing cost of the unit had also been given to the complainants which is optional in nature as well as the same figure was also reflected into FSA with letter of fit-outs.
- xii. That the complainants had invested in the project only for commercial purposes and he is an investor and not the end user. Therefore, the jurisdiction of the authority cannot be invoked as there is no cause of action for filing the complaint before this authority.
- xiii. That the complainants have applied for the allotment of the flat as an investment and not for personal use of the

complainants which is abundantly clear and evident from the conduct of the complainants. It is submitted that the complainants have invested in the flat with intent to have monetary gains by way of reselling the flat to a higher bidder at an appreciated value. Thus, in view of the constant precedents upheld by various Real Estate Regulatory Authorities across the country, the present complaint is not maintainable wherein it is held unanimously that the investors of real estate projects are not entitled to relief from real estate regulatory authority.

xiv. That the frivolous demands of some allottees' have resulted in the rampant increase in filing of vexatious complaints against the real estate players. This practice needs to be curbed and dealt with iron hands given the potential drain of the frivolous legal proceedings on the limited financial and time resources available to the real estate players. The respondent has always kept complainants aware with the status of the project, thus the allegation of the complainants are vague and frivolous. It is submitted that to avoid the contractual obligations and with malafide intention to earn wrongfully from the respondent, the

complainants have filed the instant complaint. Hence, the complaint is liable to be dismissed in limine.

xv. That the complaint has been made to injure the interest and reputation of the respondent and therefore, the instant complaint is liable to be dismissed.

**E. Jurisdiction of the authority**

6. The preliminary objections raised by the respondent regarding jurisdiction of the authority to entertain the present complaint stands rejected. The authority observed that it has territorial as well as subject matter jurisdiction to adjudicate the present complaint for the reasons given below.

**E.I Territorial jurisdiction**

7. As per notification no. 1/92/2017-1TCP dated 14.12.2017 issued by Town and Country Planning Department, Haryana 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**

8. The authority has complete jurisdiction to decide the complaint regarding non-compliance of obligations by the

promoter as per the provisions of section 11 (4) (a) leaving aside compensation which is to be decided by the adjudicating officer if pursued by the complainants at a later stage.

**F. Findings of the authority on the objections raised by the respondent:**

9. With regards to the above contentions raised by the promoter/developer, it is worthwhile to examine following issues:

**F.I. Objection raised by the respondent regarding force majeure condition**

10. The respondent/promoter raised the contention that the construction of the project was delayed due to several unforeseeable events which were beyond the reasonable control of the respondent which have materially and adversely affected the timely completion of the project and are covered under force majeure conditions such as non-payment of instalment by different allottee of the project, slow pace of construction due to non-availability of laborer, demonetization, lockdown due to covid-19 various orders passed by NGT and heavy rainfall in Gurugram in 2016.

11. It may be stated that asking for extension of time in completing the construction is not a statutory right nor has it been

provided in the rules. This is a concept which has been evolved by the promoters themselves and now it has become a very common practice to enter such a clause in the agreement executed between the promoter and the allottee. It needs to be emphasized that for availing further period for completing the construction the promoter must make out or establish some compelling circumstances which were in fact beyond his control while carrying out the construction due to which the completion of the construction of the project or tower or a block could not be completed within the stipulated time. Now, turning to the facts of the present case the respondent promoters has not assigned such compelling reasons as to why and how they shall be entitled for further extension of time six months in delivering the possession of the unit. Moreover, the due date of possession comes out to be 29.08.2015 and all the reasons for the delay stated by the respondent in its reply were applicable in 2015-2016 (demonetization etc.). Thus, the delay of over twelve years cannot be justified by the respondent.

12. The authority is of the view that commercial hardships does not give the respondent an exception to not perform the



contractual obligations. The promoter had proposed to hand over the possession of the apartment by 29.08.2015 and further provided in agreement that promoter shall be entitled to a grace periods of six month. As a matter of fact, the promoter has not given the valid reason for delay to complete the project within the time limit prescribed by the promoter in the apartment buyer's agreement. As per the settled law one cannot be allowed to take advantage of his own wrong. Accordingly, this grace periods of six months each cannot be allowed to the promoter at this stage.

**F2. Non-payment of installments by the complainants and other allottees**

13. The respondent has raised another objection that due to non-payment of installments by the complainants and other allottees, he faced a financial crunch and wasn't able to finish the project on time. The objection raised by the respondent regarding delay in making timely payments by the complainants who have committed breach of terms and conditions of the contract by making default in timely payment of the installments which has led to delay in completion of construction at the end of respondent.

14. That the FBA was entered into between the parties and, as such, the parties are bound by the terms and conditions mentioned in the said agreement. The said agreement was duly signed by the complainants after properly understanding each and every clause contained in the agreement. The complainants were neither forced nor influenced by respondent to sign the said agreement. It was the complainants who after understanding the clauses signed the said agreement in their complete senses.

15. In the present complaint, it is an obligation on the part of the complainants/ allottees to make timely payments under section 19(6) and 19(7) of the Act. Section 19(6), (7) proviso read as under.

***"Section 19: - Right and duties of allottees.-***

*Section 19(6) states that every allottee, who has entered into an agreement for sale to take an apartment, plot or building as the case may be, under section 13[1], shall be responsible to make necessary payments in the manner and within the time as specified in the said agreement for sale and shall pay at the proper time and place, the share of the registration charges, municipal taxes, water and electricity charges, **maintenance charges**, ground rent, and other charges, if any.*

*Section 19(7) states that the allottee shall be liable to pay interest, at such rate as may be prescribed, for any delay in payment towards any amount or charges to be paid under sub-section (6).*

16. The authority has observed that the total consideration of the apartment of Rs. 2,46,62,250/- and the complainants have paid

Rs. 2,28,28,746/-. As per clause 5(a) of FBA, it is the obligation of the allottee to make timely payments and the relevant clause is reproduced as under:

**5 (a). Time is the Essence: Buyer's Obligation**

*Timely payment of the installments/ amounts due shall be of the essence of this agreement. If payment is not made within the period stipulated and or the Buyer commits breach of any of the terms and conditions of this agreement, then this agreement shall be liable to be canceled. In the eventuality of cancellation, earnest money being 15% of the basic price would be forfeited and the balance, if any, would be refundable without interest. On cancellation of this agreement, the Buyer shall also be liable to reimburse to the Developers the amount of brokerage paid, if any, by the Developers towards the booking of the flat. In any case, all the dues, whatsoever, including interest, if any, shall be payable before taking possession of the flat."*

17. The allottees have paid substantial amount of the total sale consideration as per the customer ledger dated 06.07.2021. The authority is of the view that the complainants cannot be said to be in violation of his duties and obligations arising out of sections 19 (6) and (7) nor clause 8 of the FBA. Thus, the respondent cannot be given benefit of this objection.

**G. Findings on the relief sought by the complainants**

**G.I. Regarding DPC and interest**

18. In the present complaint, the complainants intend to continue with the project and are seeking delay possession charges as

provided under the proviso to section 18(1) of the Act. Sec. 18(1) proviso reads as under.

***"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, —*

.....

*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."*

19. Clause 10 (a) of the FBA provides time period for handing over of possession and the same is reproduced below:

*"Clause 10(a): Construction of the Flat is likely to be completed within a period of thirty six (36) months of commencement of construction of the particular Block in which the Flat is located or 24 months from the date of booking of the flat, whichever is later, with a grace period of six (6) months, on receipt of sanction of building plans/revised building plans and approvals of all concerned authorities including the Fire Service Dept., Civil Aviation Dept., Traffic Deptt., Pollution Control Deptt., as may be required for commencing and carrying on construction subject to force majeure, restraints or restrictions from any courts/authorities, non-availability of building materials, disputes with contractors/work force etc. and circumstances beyond the control of the Developer and subject to timely payments by the Flat Buyers. No claim by way of damages/compensation shall lie against the Developer in case of delay in handing over possession on account of the said reasons. The date of submitting application to the concerned authorities for issue of completion/part completion/occupancy/part occupancy certificate of the Sub-Project shall be treated as the date of completion of the Flat for the purpose of this clause/agreement."*

20. At the outset, it is relevant to comment on the preset possession clause of the agreement wherein the possession has been subjected to all kinds of terms and conditions of this

agreement and the complainants not being in default under any provisions of these agreements and compliance with all provisions, formalities and documentation as prescribed by the promoter. The drafting of this clause and incorporation of such conditions are not only vague and uncertain but so heavily loaded in favor of the promoter and against the allottee that even a single default by the allottee in fulfilling formalities and documentations etc. as prescribed by the promoter may make the possession clause irrelevant for the purpose of allottee and the commitment date for handing over possession loses its meaning. The incorporation of such clause in the buyer's agreement by the promoter is just to evade the liability towards timely delivery of subject unit and to deprive the allottee of his right accruing after delay in possession. This is just to comment as to how the builder has misused his dominant position and drafted such mischievous clause in the agreement and the allottee is left with no option but to sign on the dotted lines.

- 21. Admissibility of grace period:** The promoter has proposed to hand over the possession of the said unit as per clause 10(a)- within a period of thirty six (36) months of commencement of

construction of the particular block in which the flat is located or from the date of booking is made, with the grace period of six months, on the receipt of sanction of building plans/revised building plans and approvals of all concerned authorities including the fire service department, civil aviation department, traffic department, pollution control department, as may be required for commencing and carrying on construction. In the present complaint, the date of start of construction of the Block B6 cannot be ascertained from the documents on record, the date of booking is october 2010, thus this date is taken from the date of execution of FBA i.e., 29.08.2012. It is further provided in agreement that promoter shall not be entitled to a grace period of six months. Since the construction of the tower B6 is incomplete, thus, this grace period cannot be allowed to the respondent company. Therefore, the due date of handing over possession comes out to be 29.08.2015.

**22. Admissibility of delay possession charges at prescribed rate of interest:** The complainants are seeking delay possession charges at simple interest. However, proviso to section 18 provides 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 possession, at such rate as may be prescribed and it has been prescribed under rule 15 of the rules. The same 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]***

*"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."*

23. The legislature in its wisdom in the subordinate legislation under rule 15 of the rules 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.

24. 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., 14.09.2021 is 7.30%. Accordingly, the

prescribed rate of interest will be marginal cost of lending rate +2% i.e., 9.30%.

**25. Rate of interest to be paid by complainants for delay in making payments:** The definition of term 'interest' as defined under section 2(za) 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;"*

**26.** Therefore, interest on the delay payments from the complainants shall be charged at the prescribed rate i.e., 9.30% by the respondent/promoter which is same as is being granted to the complainants in case of delayed possession charges.



27. On consideration of the documents available on record and submissions made by the parties regarding contravention as per 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 10(a) of the buyer's agreement executed between the parties on 29.08.2012, possession of the said unit was to be delivered within a period of 36 months from the start of construction of the particular block in which the flat is located with the grace period of six months, on the receipt of sanction of building plans/revised building plans and approvals of all concerned authorities including the fire service department, civil aviation department, traffic department, pollution control department, as may be required for commencing and carrying on construction. In the present complaint, the date of start of construction of the Block B6 cannot be ascertained from the documents on record, thus this date is taken from the date of execution of flat buyer's agreement i.e., 29.08.2012. The respondent-builder had claimed a grace period of 6 months for receipt of sanction of building plans/revised building plans and approvals of all

concerned authorities including the fire service department, civil aviation department, traffic department, pollution control department, as may be required for commencing and carrying on construction. The grace period cannot be allowed to the respondent as the construction is still not complete. Thus, neither the occupation certificate has not been obtained till the date of the order nor the possession has been offered. Thus, as far as grace period is concerned, the same is disallowed for the reasons quoted above. Therefore the due date of possession comes out be 29.08.2015. The authority is of the considered view that there is delay on the part of the respondent to offer physical possession of the allotted unit to the complainants as per the terms and conditions of the buyer's agreement dated 29.08.2012 executed between the parties.

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 is established. As such the complainants are entitled to delay possession charges at prescribed rate of the interest @ 9.30 % p.a. 29.08.2015 till the handing over of possession after obtaining occupation certificate.

#### **H. Directions of the authority**


29. 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 function entrusted to the authority under section 34(f):

- i. The respondent is directed to pay the interest at the prescribed rate i.e. 9.30 % per annum for every month of delay on the amount paid by the complainants from due date of possession i.e. 29.08.2015 till the handing over of possession after obtaining occupation certificate.
- ii. The arrears of such interest accrued shall be paid by the promoter to the allottee within a period of 90 days from the date of this order and thereafter monthly payment of interest till the offer of possession shall be paid on or before 10<sup>th</sup> of each subsequent month.
- iii. The complainants are directed to make the outstanding payments, if any, to the respondent alongwith prescribed rate of interest i.e., equitable interest which has to be paid by both the parties in case of failure on their respective parts.

iv. The respondent shall not charge anything from the complainants which is not the part of the apartment buyer's agreement.

30. Complaint stands disposed of.

31. File be consigned to registry.

  
(Samir Kumar)

Member

Haryana Real Estate Regulatory Authority, Gurugram

Dated: 14.09.2021.

  
(Vijay Kumar Goyal)

Member

Judgement uploaded on 30.11.2021.