



# HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: [www.haryanarera.gov.in](http://www.haryanarera.gov.in)

## COMPLAINT NO. 1385 OF 2019

Chandan Kumar Senapati

....COMPLAINANT(S)

VERSUS

M/s Ruhil Promoter Pvt. Ltd.

....RESPONDENT(S)

**CORAM:** Rajan Gupta  
Dilbag Singh Sihag

Chairman  
Member

**Date of Hearing:** 03.02.2022

**Hearing:** 15<sup>th</sup>

**Present through video call:** - Ms. Bhavna, Learned counsel for the complainant

Sh. Kamal Dhaiya, Learned counsel for the respondent.

**ORDER (DILBAG SINGH SIHAG-MEMBER)**

1. This complaint has been filed for execution of the order dated 16.08.2019 passed by this Authority in Complaint Case No.203 of 2018. Respondent was directed to pay fifty percent of the upfront interest amount which worked out at ₹ 12,16,361/- for the period from deemed date of possession i.e. 01.07.2017 to 31.12.2020.
2. Today, Case was fixed for payment of remaining amount of ₹ 6,08,180/- to the complainant. Today, learned counsel for the complainant stated that she has received a demand draft of remaining amount of ₹ 6,08,180/-. She prays for further delay interest accrued after 31.12.2020 till delivery of actual possession. She has also filed her calculation sheet with regard to further delay caused by the respondent in executing the decree.
3. On the other hand, learned counsel for the respondent, Sh. Kamal Dhaiya stated that he had paid full amount of ₹ 12,16,361/- to the complainant and stated that decree is fully satisfied, therefore, he prayed for disposal of the present complaint.
4. After hearing both the parties and perusal of the case file, it is observed that case was fixed for payment of the remaining amount of ₹ 6,08,180/-. Learned counsel for the respondent stated that promoter had submitted said demand draft bearing no. 026045 dated 05.01.2022 in the registry of the Authority and further handed over to the learned counsel for

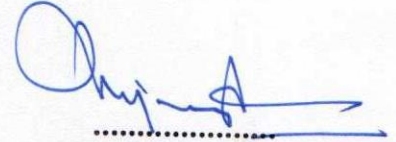
the complainant during hearing. So, he has discharged his obligation to comply with order under execution. Learned counsel for the complainant raised her submission that respondent has executed these orders after almost two years. Therefore, she prays for legitimate interest accrued after 31.12.2020 till delivery of actual possession of the apartment to the complainant.

Authority observes that being a genuine and legal right of the complainant, Authority grant complainant further interest amounting to ₹ 3,29,228/- as calculated by the Account branch of this Authority as per Rule 15 of HRERA, Rules 2017 i.e. Mclr rate 7.30 (latest available on the website) plus two percent that comes to 9.30% for the period from 31.12.2020 till the date of order i.e. 03.02.2022. With a clarification that complainant is also entitled to receive each month's interest on paid amount of ₹32,30,333/- from 03.02.2022 onwards till the delivery of actual possession after obtaining Occupation Certificate. Such interest works out to ₹ 25,035/- per month as calculated by the accounts branch of this Authority.

Further respondent is directed to handover the possession of the booked unit along with statement of account after adjusting delay interest therein as per above principles to the complainant.

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5. Case is **disposed of** with above directions. File be consigned to record room after uploading of this order on the website of the Authority.



RAJAN GUPTA  
[CHAIRMAN]



DILBAG SINGH SIHAG  
[MEMBER]

