



HARERA
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HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह. सिविल लाईंस, गुरुग्राम, हरियाणा

PROCEEDINGS OF THE DAY

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Day and Date	Thursday and 14.09.2023
Complaint No.	CR/1524/2022 Case titled as Sikha Hora Kamdar Vs Ireo Grace Realtech Pvt Ltd
Complainant	Shikha Hora Kamdar
Represented through	Ms Aakashi Lodha, Advocate
Respondent	Ireo Grace Realtech Pvt Ltd
Respondent Represented through	Shri Rahul Thareja, Advocate
Last date of hearing	10.8.2023
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings

The complainant has booked the residential apartment in the project named as 'The Corridors' situated at sector 67- A for a total sale consideration of Rs.1,36,32,699/- out of which he has made payment of Rs.1,34,30,236/-.

The due date for handing over of possession comes out to be 23.01.2017 which is calculated from the date of approval of building plans and offer of possession was made on 16.2.2022.

Accordingly, non-compliance of the mandate contained in section 11(4) (a) read with proviso to section 18(1) of the Act on the part of the respondent is established. As such, the complainant is entitled for delayed possession charges as per the proviso of section 18(1) of the Real Estate Regulation and Development Act, 2016 at the prescribed rate of interest i.e., 10.75% per annum on the amount paid by the complainant to the respondent from the due date of possession i.e., 23.01.2017 till the offer of possession (16.02.2022) plus 2 months i.e., 16.04.2022 as per section 19(10) of the Act. The respondent is further directed to handover the physical possession of the allotted unit within



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a period of 30 days and issue a updated statement of account after adjustment of delayed possession charges as after its adjustment, no amount remains to be paid by the complainant-allottee.

Matter stands disposed off. Detailed orders will follow. File be consigned to the registry.

V.1-3
Vijay Kumar Goyal
Member
14.09.2023