

PROCEEDINGS OF THE DAY		6
Day and Date	Wednesday and 13.12.2023	
Complaint No.	CR/5939/2022 Case titled as Pratibha Khare VS Regional Construction Private Limited	
Complainant	Pratibha Khare	
Represented through	Shri Harsh Jain Advocate	
Respondent	Regional Construction Private Limited	
Respondent Represented through	Shri Himanshu Singh Advocate	
Last date of hearing	13.09.2023	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings		
Order pronounced.		
i. The respondent/promoter is directed to refund the amount received by it from the complainant(s) on account of IDC, if any, to the complainant(s). ii. The promoter shall charge EDC from the complainant(s) as per memo dated 05.12.2018, on pro-rata basis in proportion to the super area of their plot(s) to the total super area of the project. The excess amount paid if any, shall be refunded to the complainant(s). iii. The respondent/promoter shall not charge any amount from the complainant(s) on account of electrification charges. iv. The respondent is directed to charge the advance maintenance charges for a period of one year only. v. The respondent shall not charge anything from the complainant(s) which is not the part of the buyer's agreement or provided under Affordable Plotted Housing Policy, 2016.		

- vi. Out of the amount so assessed, the respondent is directed to pay interest on the refundable amount at the rate of 10.75% p.a. as prescribed under rule 15 of the Haryana Real Estate (Regulation and Development) Rules, 2017 from the date of each payment till the actual date of refund of the deposited amount.
- vii. The respondent is directed to handover the possession of the unit on payment of outstanding dues if any, within 30 days to the complainant(s) and to get the conveyance deed of the allotted unit executed in his favour in terms of section 17(1) of the Act of 2016 on payment of stamp duty and registration charges as applicable.

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

Ashok Sangwan
Member
13.12.2023