



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 2720 OF 2019

Manish and Namita Singh

....COMPLAINANTS

VERSUS

Alpha Corp Development Pvt. Ltd.

....RESPONDENT

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

**Member
Member**

Date of Hearing: 22.10.2020

Hearing: 3rd

Present: - Ms. Namita, Complainant in person through VC.

Mr. Harsh Bunger, Counsel for the respondent through VC.

Mr. Vijay Kumar, representative of the respondent.

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ORDER (DILBAG SINGH SIHAG-MEMBER)

1. Ms. Namita Singh appeared in person and narrated facts of her complaint. She stated that they had booked plot no. 1520 measuring 250 sq. yds. on 05.05.2012. The Plot buyers agreement was executed on 10.05.2012. Total cost of plot was Rs. 50,12,500/- out which they had already paid Rs. 40,50,000/- . Respondent had to deliver possession of the plot within 28 months after receipt of various govt. approvals. In view of above, respondent should have offered possession of the plot by the year 2015 whereas respondent made offer of possession on 28.11.2018 after a delay of more than three years. They declined the offer and sought refund along with interest vide email dated 08.12.2018. Later respondent offered them alternate plot to them which was not agreeable to them.
2. Today, when the Authority asked her categorically whether original plot i.e. plot no. 1520 is acceptable to her. Complainant agreed to the same on the condition that she should be allowed interest for delay in handover of possession. Authority agreed to her submissions and gave a direction to the respondent as well as complainant to submit the exact amount details of delay interest before the next date of hearing and also exchange their calculations with the complainant. While calculating the delay interest, principles decided by the Authority in in Complaint No.113 of 2018 titled Madhu Sareen V/S BPTP Ltd. be kept in mind.

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3. Case is adjourned to **28.10.2020** with a direction to the respondent to file statement of accounts illustrating the amount receivable and payable on account of delay interest due to delay in delivery of possession as per Rule 15 of HRERA Rules calculated till the next date of hearing. Respondent is further directed to pay previous cost of Rs. 15,000/- to the Authority and Rs. 2,000/- to the complainant on the next date of hearing.



ANIL KUMAR PANWAR
[MEMBER]



DILBAG SINGH SIHAG
[MEMBER]