

Builder told to pay ₹64 lakh for failing to handover plot

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MOHALI: The Punjab real estate regulatory authority (P-Rera) has directed a Mohali-based builder to pay ₹64 lakh to a Chandigarh resident as it failed to handover the possession of a plot.

The adjudicating officer, JS Khushdil, directed RKM Housing Limited to refund ₹31.5 lakh which was paid by the complainant to buy the plot. The builder was also told to pay ₹60,000 as litigation costs and for causing mental agony. It also directed the builder to pay interest on the principal sum, which was calculated to be around ₹32 lakh.

Surinder Kaur had bought 250 sq yard plot from the developer in the RKM city in Sector 112, Mohali, in December 2010. The possession was to be given by December 2011 and the complain-

PUNJAB RERA HELD THAT MOHALI BUILDER DEFAULTED ON GIVING PLOT AT RKM CITY IN SECTOR 112 WITHIN STIPULATED TIME

ant paid ₹31.5 lakh as the cost of the plot. But after failing to get possession, Kaur approached P-Rera asking for a refund, interest and compensation for mental harassment. After taking cognisance of the complaint, the developer did not appear and as such, it was proceeded against ex parte vide order of April 26, 2018.

The developer had allotted a plot measuring 199.11 sq yard to the complainant, even though she paid for a 250 sq yard plot. The builder issued another allotment letter for 250 sq yard on July 12,

2014, whereby the earlier plot was changed. But as per the layout plan it measured 202.50 sq yard.

“This shows that the builder misled the complainant in order to induce her to deprive of a huge amount running into lakh(s),” the adjudicating officer observed.

The developer was directed to pay the principal amount of ₹31.5 lakh, that is, the plot price paid by the complainant, along with the simple interest at the State Bank of India, highest marginal cost of lending rate plus 2% from the date of the respective payment till the realisation of the amount.

Ved Prakash, representative of the complainant, said, “With the interest for around 8 years on the full payment of the plot comes around ₹32 lakh.” The developer has to pay principal amount, interest and compensation within 60 days from date of order.