ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ,

Karnataka Real Estate Regulatory Authority,
1/14, 2nd Floor, Silver Jubilee Block, Unity Building Backside, CSI Compound,
3rd Cross, Mission Road, Bengaluru-560027

PROCEEDINGS OF THE AUTHORITY BEFORE BENCH 6

Dated 7TH DECEMBER 2022

PRESIDED BY HON'BLE MEMBER SMT.NEELMANI N RAJU

COMPLAINT NO.: CMP/191204/0004837

COMPLAINANT.....

MR. KRISHNA RANJAN
ASWANI SUNSHINE
C/3/304, EXIDE GATE
KRANTHI NAGAR LAYOUT
SARJAPURA
BANGALORE-562125.

(IN PERSON)

Vs

RESPONDENT.....

ASWANI PROPERTIES INDIA PVT LTD
NO.50/7, 3RD FLOOR, 16TH MAIN
39TH CROSS, JAYANAGAR 4TH 'T' BLOCK
BANGALORE-560041.

2.MR.C. ANANDA REDDY
3.MRS. PRATHIMA REDDY
NO.50/7, 3RD FLOOR, 16TH MAIN
39TH CROSS, JAYANAGAR 4TH 'T' BLOCK
BANGALORE-560041.

(BY MR. LAKSHMISH G, ADVOCATE,
LG ASSOCIATES)

* * * * *

J U D G E M E N T

1. This complaint is filed under section 31 of the RERA Act against the project "ASWANI SUNSHINE" developed by **M/S. ASWANI PROPERTIES INDIA PVT LTD** on Aswani Sunshine, S.No.16/3, Kotaganahalli, Attibele-Sarjapura Road, Sarjapura, Anekal Taluk, Bengaluru Urban for the relief of interest on delay period.

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2. This project has been registered under RERA vide registration No.PRM/KA/RERA/1251/308/PR/171014/000896 and was valid from 31/7/2017 till 31/7/2019.

Brief facts of the complaint are as under:-

3. The complainant has purchased an apartment in the project of respondent and entered into an agreement of sale and construction agreement on 06/10/2017 and has paid total sale consideration amount of Rs.25,24,950/- (Rupees Twenty Five Lakh Twenty Four Thousand Nine Hundred and Fifty only) to the respondent. The respondent was supposed to hand over the possession of the flat to the complainant tentatively by the end of March 2018 as assured by him through email dated 04/09/2017. The project was supposed to be completed by July 2019. On repeated request of the complainant, the respondent gave physical possession of the apartment which was at an unfinished stage on 01/10/2018 but did not execute and register the sale deed in favour of the complainant. Later, the sale deed was executed and registered on 03/09/2021. The complainant submits that the respondent has not provided the amenities such as, Lift, STP, Electricity, Khata, Swimming Pool, etc as agreed. Thus, the complainant has approached this Authority with a prayer to direct the respondent to complete the pending project work, handover all project related documents, pay delay compensation. Hence, this complaint.

4. After registration of the complaint, in pursuance of the notice, the respondent has appeared before the Authority through its counsel, but has not filed statement of objections or produced any documents on its behalf.

5. In support of his claim, the complainant has produced documents such as copies of Agreement of Sale, Sale Deed, Payment Receipts and memo of calculation as on 25/7/2022.

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6. Heard arguments of complainant side.

7. On the above averments, the following points would arise for my consideration:-

1. Whether the complainant is entitled for the relief claimed?
2. What order?

8. My answer to the above points are as under:-

1. In the Affirmative.
2. As per final order for the following

REASONS

9. **My answer to point No.1:-** From the materials placed on record, it is apparent that inspite of entering into an agreement for sale to handover the apartment with all the amenities and NOCs from the various government authorities, the respondent has failed to abide by the terms of the agreement and has not completed the amenities such as electricity, swimming pool, STP, Khata Certificate, Lift, etc. The complainant vide his memo of calculation as on 25/7/2022 has claimed an amount of Rs.11,01,385/- as interest on delay from 01/03/2018 to 25/7/2022. The respondent has not filed its memo of calculation despite several opportunities given. Despite several notices and summons sent, the respondent did not appear for hearing. The summons was also returned unserved. The complainant has submitted that though the physical possession was given on 01/10/2018, the registration of the property was executed on 03/09/2021. Having regard to all these aspects, this Authority concludes that the complainant is entitled for delay period interest from 31/03/2018 to 03/09/2021.

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10. Therefore, it is incumbent upon the respondent to pay interest on delay determined as under:

Payment Details			
S.NO	TYPE	AMOUNT	DATE
1	TOTAL PAYMENT TILL POSSESSION	6,13,000	31-03-2018
2	SUBSEQUENT PAYMENT 1	4,50,000	01-05-2018
3	SUBSEQUENT PAYMENT 2	2,00,000	23-01-2019
4	SUBSEQUENT PAYMENT 3	2,00,000	13-02-2019
5	SUBSEQUENT PAYMENT 4	2,00,000	15-03-2019
6	SUBSEQUENT PAYMENT 5	2,00,000	28-05-2019
7	SUBSEQUENT PAYMENT 6	6,46,203	26-08-2019
8	TOTAL PRINCIPLE AMOUNT	25,09,203	
9	TOTAL DELAYED INTEREST as on 03/09/2021	6,82,450	

Interest Calculation						
S.NO	FROM DATE	TO DATE	NO. OF DAYS	MCLR RATE	INTEREST RATE	INTEREST
INTEREST CALCULATION FOR AMOUNT PAID TILL POSSESSION 6,13,000						
1	31-03-2018	30-04-2018	30	8.35	10.35 as on 01-03-2018	5,214
2	30-04-2018	30-05-2018	30	8.35	10.35 as on 01-04-2018	5,214
3	30-05-2018	30-06-2018	31	8.35	10.35 as on 01-05-2018	5,388
4	30-06-2018	30-07-2018	30	8.45	10.45 as on 01-06-2018	5,265

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5	30-07-2018	30-08-2018	31	8.45	10.45 as on 01-07-2018	5,440
6	30-08-2018	30-09-2018	31	8.45	10.45 as on 01-08-2018	5,440
7	30-09-2018	30-10-2018	30	8.65	10.65 as on 01-09-2018	5,365
8	30-10-2018	30-11-2018	31	8.7	10.7 as on 01-10-2018	5,570
9	30-11-2018	30-12-2018	30	8.7	10.7 as on 01-11-2018	5,391
10	30-12-2018	30-01-2019	31	8.75	10.75 as on 10-12-2018	5,596
11	30-01-2019	28-02-2019	29	8.75	10.75 as on 10-01-2019	5,235
12	28-02-2019	28-03-2019	28	8.75	10.75 as on 10-02-2019	5,055
13	28-03-2019	28-04-2019	31	8.75	10.75 as on 10-03-2019	5,596
14	28-04-2019	28-05-2019	30	8.7	10.7 as on 10-04-2019	5,391
15	28-05-2019	28-06-2019	31	8.65	10.65 as on 10-05-2019	5,544
16	28-06-2019	28-07-2019	30	8.65	10.65 as on 10-06-2019	5,365
17	28-07-2019	28-08-2019	31	8.6	10.6 as on 10-07-2019	5,518
18	28-08-2019	28-09-2019	31	8.45	10.45 as on 10-08-2019	5,440
19	28-09-2019	28-10-2019	30	8.35	10.35 as on 10-09-2019	5,214

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20	28-10-2019	28-11-2019	31	8.25	10.25 as on 10-10-2019	5,336
21	28-11-2019	28-12-2019	30	8.2	10.2 as on 10-11-2019	5,139
22	28-12-2019	28-01-2020	31	8.2	10.2 as on 10-12-2019	5,310
23	28-01-2020	28-02-2020	31	8.2	10.2 as on 10-01-2020	5,310
24	28-02-2020	28-03-2020	29	8.15	10.15 as on 10-02-2020	4,943
25	28-03-2020	28-04-2020	31	8.05	10.05 as on 10-03-2020	5,232
26	28-04-2020	28-05-2020	30	7.7	9.7 as on 10-04-2020	4,887
27	28-05-2020	28-06-2020	31	7.55	9.55 as on 10-05-2020	4,972
28	28-06-2020	28-07-2020	30	7.3	9.3 as on 10-06-2020	4,685
29	28-07-2020	28-08-2020	31	7.3	9.3 as on 10-07-2020	4,841
30	28-08-2020	28-09-2020	31	7.3	9.3 as on 10-08-2020	4,841
31	28-09-2020	28-10-2020	30	7.3	9.3 as on 10-09-2020	4,685
32	28-10-2020	28-11-2020	31	7.3	9.3 as on 10-10-2020	4,841
33	28-11-2020	28-12-2020	30	7.3	9.3 as on 10-11-2020	4,685
34	28-12-2020	28-01-2021	31	7.3	9.3 as on 10-12-2020	4,841

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35	28-01-2021	28-02-2021	31	7.3	9.3 as on 10-01-2021	4,841
36	28-02-2021	28-03-2021	28	7.3	9.3 as on 10-02-2021	4,373
37	28-03-2021	28-04-2021	31	7.3	9.3 as on 10-03-2021	4,841
38	28-04-2021	28-05-2021	30	7.3	9.3 as on 10-04-2021	4,685
39	28-05-2021	28-06-2021	31	7.3	9.3 as on 15-05-2021	4,841
40	28-06-2021	28-07-2021	30	7.3	9.3 as on 15-06-2021	4,685
41	28-07-2021	28-08-2021	31	7.3	9.3 as on 15-07-2021	4,841
42	28-08-2021	03-09-2021	6	7.3	9.3 as on 15-08-2021	937
INTEREST CALCULATION FOR 1 SUBSEQUENT PAYMENT 4,50,000						
1	01-05-2018	01-06-2018	31	8.35	10.35 as on 01-05-2018	3,955
2	01-06-2018	01-07-2018	30	8.45	10.45 as on 01-06-2018	3,865
3	01-07-2018	01-08-2018	31	8.45	10.45 as on 01-07-2018	3,993
4	01-08-2018	01-09-2018	31	8.45	10.45 as on 01-08-2018	3,993
5	01-09-2018	01-10-2018	30	8.65	10.65 as on 01-09-2018	3,939
6	01-10-2018	01-11-2018	31	8.7	10.7 as on 01-10-2018	4,089

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7	01-11-2018	01-12-2018	30	8.7	10.7 as on 01-11-2018	3,957
8	01-12-2018	01-01-2019	31	8.7	10.7 as on 01-11-2018	4,089
9	01-01-2019	01-02-2019	31	8.75	10.75 as on 10-12-2018	4,108
10	01-02-2019	01-03-2019	28	8.75	10.75 as on 10-01-2019	3,710
11	01-03-2019	01-04-2019	31	8.75	10.75 as on 10-02-2019	4,108
12	01-04-2019	01-05-2019	30	8.75	10.75 as on 10-03-2019	3,976
13	01-05-2019	01-06-2019	31	8.7	10.7 as on 10-04-2019	4,089
14	01-06-2019	01-07-2019	30	8.65	10.65 as on 10-05-2019	3,939
15	01-07-2019	01-08-2019	31	8.65	10.65 as on 10-06-2019	4,070
16	01-08-2019	01-09-2019	31	8.6	10.6 as on 10-07-2019	4,051
17	01-09-2019	01-10-2019	30	8.45	10.45 as on 10-08-2019	3,865
18	01-10-2019	01-11-2019	31	8.35	10.35 as on 10-09-2019	3,955
19	01-11-2019	01-12-2019	30	8.25	10.25 as on 10-10-2019	3,791
20	01-12-2019	01-01-2020	31	8.2	10.2 as on 10-11-2019	3,898
21	01-01-2020	01-02-2020	31	8.2	10.2 as on 10-12-2019	3,898

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22	01-02-2020	01-03-2020	29	8.2	10.2 as on 10-01-2020	3,646
23	01-03-2020	01-04-2020	31	8.15	10.15 as on 10-02-2020	3,879
24	01-04-2020	01-05-2020	30	8.05	10.05 as on 10-03-2020	3,717
25	01-05-2020	01-06-2020	31	7.7	9.7 as on 10-04-2020	3,707
26	01-06-2020	01-07-2020	30	7.55	9.55 as on 10-05-2020	3,532
27	01-07-2020	01-08-2020	31	7.3	9.3 as on 10-06-2020	3,554
28	01-08-2020	01-09-2020	31	7.3	9.3 as on 10-07-2020	3,554
29	01-09-2020	01-10-2020	30	7.3	9.3 as on 10-08-2020	3,439
30	01-10-2020	01-11-2020	31	7.3	9.3 as on 10-09-2020	3,554
31	01-11-2020	01-12-2020	30	7.3	9.3 as on 10-10-2020	3,439
32	01-12-2020	01-01-2021	31	7.3	9.3 as on 10-11-2020	3,554
33	01-01-2021	01-02-2021	31	7.3	9.3 as on 10-12-2020	3,554
34	01-02-2021	01-03-2021	28	7.3	9.3 as on 10-01-2021	3,210
35	01-03-2021	01-04-2021	31	7.3	9.3 as on 10-02-2021	3,554
36	01-04-2021	01-05-2021	30	7.3	9.3 as on 10-03-2021	3,439

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37	01-05-2021	01-06-2021	31	7.3	9.3 as on 10-04-2021	3,554
38	01-06-2021	01-07-2021	30	7.3	9.3 as on 15-05-2021	3,439
39	01-07-2021	01-08-2021	31	7.3	9.3 as on 15-06-2021	3,554
40	01-08-2021	01-09-2021	31	7.3	9.3 as on 15-07-2021	3,554
41	01-09-2021	03-09-2021	2	7.3	9.3 as on 15-08-2021	229
INTEREST CALCULATION FOR 2,3,4,5 SUBSEQUENT PAYMENT 2,00,000						
1	23-01-2019	23-02-2019	31	8.75	10.75 as on 10-01-2019	1,826
2	13-02-2019	13-03-2019	28	8.75	10.75 as on 10-02-2019	1,649
3	23-02-2019	23-03-2019	28	8.75	10.75 as on 10-02-2019	1,649
4	13-03-2019	13-04-2019	31	8.75	10.75 as on 10-03-2019	1,826
5	15-03-2019	15-04-2019	31	8.75	10.75 as on 10-03-2019	1,826
6	23-03-2019	23-04-2019	31	8.75	10.75 as on 10-03-2019	1,826
7	13-04-2019	13-05-2019	30	8.7	10.7 as on 10-04-2019	1,758
8	15-04-2019	15-05-2019	30	8.7	10.7 as on 10-04-2019	1,758
9	23-04-2019	23-05-2019	30	8.7	10.7 as on 10-04-2019	1,758
10	13-05-2019	13-06-2019	31	8.65	10.65 as on 10-05-2019	1,809

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11	15-05-2019	15-06-2019	31	8.65	10.65 as on 10-05-2019	1,809
12	23-05-2019	23-06-2019	31	8.65	10.65 as on 10-05-2019	1,809
13	28-05-2019	28-06-2019	31	8.65	10.65 as on 10-05-2019	1,809
14	13-06-2019	13-07-2019	30	8.65	10.65 as on 10-06-2019	1,750
15	15-06-2019	15-07-2019	30	8.65	10.65 as on 10-06-2019	1,750
16	23-06-2019	23-07-2019	30	8.65	10.65 as on 10-06-2019	1,750
17	28-06-2019	28-07-2019	30	8.65	10.65 as on 10-06-2019	1,750
18	13-07-2019	13-08-2019	31	8.6	10.6 as on 10-07-2019	1,800
19	15-07-2019	15-08-2019	31	8.6	10.6 as on 10-07-2019	1,800
20	23-07-2019	23-08-2019	31	8.6	10.6 as on 10-07-2019	1,800
21	28-07-2019	28-08-2019	31	8.6	10.6 as on 10-07-2019	1,800
22	13-08-2019	13-09-2019	31	8.45	10.45 as on 10-08-2019	1,775
23	15-08-2019	15-09-2019	31	8.45	10.45 as on 10-08-2019	1,775
24	23-08-2019	23-09-2019	31	8.45	10.45 as on 10-08-2019	1,775
25	28-08-2019	28-09-2019	31	8.45	10.45 as on 10-08-2019	1,775

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26	13-09-2019	13-10-2019	30	8.35	10.35 as on 10-09-2019	1,701
27	15-09-2019	15-10-2019	30	8.35	10.35 as on 10-09-2019	1,701
28	23-09-2019	23-10-2019	30	8.35	10.35 as on 10-09-2019	1,701
29	28-09-2019	28-10-2019	30	8.35	10.35 as on 10-09-2019	1,701
30	13-10-2019	13-11-2019	31	8.25	10.25 as on 10-10-2019	1,741
31	15-10-2019	15-11-2019	31	8.25	10.25 as on 10-10-2019	1,741
32	23-10-2019	23-11-2019	31	8.25	10.25 as on 10-10-2019	1,741
33	28-10-2019	28-11-2019	31	8.25	10.25 as on 10-10-2019	1,741
34	13-11-2019	13-12-2019	30	8.2	10.2 as on 10-11-2019	1,676
35	15-11-2019	15-12-2019	30	8.2	10.2 as on 10-11-2019	1,676
36	23-11-2019	23-12-2019	30	8.2	10.2 as on 10-11-2019	1,676
37	28-11-2019	28-12-2019	30	8.2	10.2 as on 10-11-2019	1,676
38	13-12-2019	13-01-2020	31	8.2	10.2 as on 10-12-2019	1,732
39	15-12-2019	15-01-2020	31	8.2	10.2 as on 10-12-2019	1,732
40	23-12-2019	23-01-2020	31	8.2	10.2 as on 10-12-2019	1,732

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41	28-12-2019	28-01-2020	31	8.2	10.2 as on 10-12-2019	1,732
42	13-01-2020	13-02-2020	31	8.2	10.2 as on 10-01-2020	1,732
43	15-01-2020	15-02-2020	31	8.2	10.2 as on 10-01-2020	1,732
44	23-01-2020	23-02-2020	31	8.2	10.2 as on 10-01-2020	1,732
45	28-01-2020	28-02-2020	31	8.2	10.2 as on 10-01-2020	1,732
46	13-02-2020	13-03-2020	29	8.15	10.15 as on 10-02-2020	1,612
47	15-02-2020	15-03-2020	29	8.15	10.15 as on 10-02-2020	1,612
48	23-02-2020	23-03-2020	29	8.15	10.15 as on 10-02-2020	1,612
49	28-02-2020	28-03-2020	29	8.15	10.15 as on 10-02-2020	1,612
50	13-03-2020	13-04-2020	31	8.05	10.05 as on 10-03-2020	1,707
51	15-03-2020	15-04-2020	31	8.05	10.05 as on 10-03-2020	1,707
52	23-03-2020	23-04-2020	31	8.05	10.05 as on 10-03-2020	1,707
53	28-03-2020	28-04-2020	31	8.05	10.05 as on 10-03-2020	1,707
54	13-04-2020	13-05-2020	30	7.7	9.7 as on 10-04-2020	1,594
55	15-04-2020	15-05-2020	30	7.7	9.7 as on 10-04-2020	1,594

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56	23-04-2020	23-05-2020	30	7.7	9.7 as on 10-04-2020	1,594
57	28-04-2020	28-05-2020	30	7.7	9.7 as on 10-04-2020	1,594
58	13-05-2020	13-06-2020	31	7.55	9.55 as on 10-05-2020	1,622
59	15-05-2020	15-06-2020	31	7.55	9.55 as on 10-05-2020	1,622
60	23-05-2020	23-06-2020	31	7.55	9.55 as on 10-05-2020	1,622
61	28-05-2020	28-06-2020	31	7.55	9.55 as on 10-05-2020	1,622
62	13-06-2020	13-07-2020	30	7.3	9.3 as on 10-06-2020	1,528
63	15-06-2020	15-07-2020	30	7.3	9.3 as on 10-06-2020	1,528
64	23-06-2020	23-07-2020	30	7.3	9.3 as on 10-06-2020	1,528
65	28-06-2020	28-07-2020	30	7.3	9.3 as on 10-06-2020	1,528
66	13-07-2020	13-08-2020	31	7.3	9.3 as on 10-07-2020	1,579
67	15-07-2020	15-08-2020	31	7.3	9.3 as on 10-07-2020	1,579
68	23-07-2020	23-08-2020	31	7.3	9.3 as on 10-07-2020	1,579
69	28-07-2020	28-08-2020	31	7.3	9.3 as on 10-07-2020	1,579
70	13-08-2020	13-09-2020	31	7.3	9.3 as on 10-08-2020	1,579

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71	15-08-2020	15-09-2020	31	7.3	9.3 as on 10-08-2020	1,579
72	23-08-2020	23-09-2020	31	7.3	9.3 as on 10-08-2020	1,579
73	28-08-2020	28-09-2020	31	7.3	9.3 as on 10-08-2020	1,579
74	13-09-2020	13-10-2020	30	7.3	9.3 as on 10-09-2020	1,528
75	15-09-2020	15-10-2020	30	7.3	9.3 as on 10-09-2020	1,528
76	23-09-2020	23-10-2020	30	7.3	9.3 as on 10-09-2020	1,528
77	28-09-2020	28-10-2020	30	7.3	9.3 as on 10-09-2020	1,528
78	13-10-2020	13-11-2020	31	7.3	9.3 as on 10-10-2020	1,579
79	15-10-2020	15-11-2020	31	7.3	9.3 as on 10-10-2020	1,579
80	23-10-2020	23-11-2020	31	7.3	9.3 as on 10-10-2020	1,579
81	28-10-2020	28-11-2020	31	7.3	9.3 as on 10-10-2020	1,579
82	13-11-2020	13-12-2020	30	7.3	9.3 as on 10-11-2020	1,528
83	15-11-2020	15-12-2020	30	7.3	9.3 as on 10-11-2020	1,528
84	23-11-2020	23-12-2020	30	7.3	9.3 as on 10-11-2020	1,528
85	28-11-2020	28-12-2020	30	7.3	9.3 as on 10-11-2020	1,528

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86	13-12-2020	13-01-2021	31	7.3	9.3 as on 10-12-2020	1,579
87	15-12-2020	15-01-2021	31	7.3	9.3 as on 10-12-2020	1,579
88	23-12-2020	23-01-2021	31	7.3	9.3 as on 10-12-2020	1,579
89	28-12-2020	28-01-2021	31	7.3	9.3 as on 10-12-2020	1,579
90	13-01-2021	13-02-2021	31	7.3	9.3 as on 10-01-2021	1,579
91	15-01-2021	15-02-2021	31	7.3	9.3 as on 10-01-2021	1,579
92	23-01-2021	23-02-2021	31	7.3	9.3 as on 10-01-2021	1,579
93	28-01-2021	28-02-2021	31	7.3	9.3 as on 10-01-2021	1,579
94	13-02-2021	13-03-2021	28	7.3	9.3 as on 10-02-2021	1,426
95	15-02-2021	15-03-2021	28	7.3	9.3 as on 10-02-2021	1,426
96	23-02-2021	23-03-2021	28	7.3	9.3 as on 10-02-2021	1,426
97	28-02-2021	28-03-2021	28	7.3	9.3 as on 10-02-2021	1,426
98	13-03-2021	13-04-2021	31	7.3	9.3 as on 10-03-2021	1,579
99	15-03-2021	15-04-2021	31	7.3	9.3 as on 10-03-2021	1,579
100	23-03-2021	23-04-2021	31	7.3	9.3 as on 10-03-2021	1,579

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101	28-03-2021	28-04-2021	31	7.3	9.3 as on 10-03-2021	1,579
102	13-04-2021	13-05-2021	30	7.3	9.3 as on 10-04-2021	1,528
103	15-04-2021	15-05-2021	30	7.3	9.3 as on 10-04-2021	1,528
104	23-04-2021	23-05-2021	30	7.3	9.3 as on 10-04-2021	1,528
105	28-04-2021	28-05-2021	30	7.3	9.3 as on 10-04-2021	1,528
106	13-05-2021	13-06-2021	31	7.3	9.3 as on 10-04-2021	1,579
107	15-05-2021	15-06-2021	31	7.3	9.3 as on 15-05-2021	1,579
108	23-05-2021	23-06-2021	31	7.3	9.3 as on 15-05-2021	1,579
109	28-05-2021	28-06-2021	31	7.3	9.3 as on 15-05-2021	1,579
110	13-06-2021	13-07-2021	30	7.3	9.3 as on 15-05-2021	1,528
111	15-06-2021	15-07-2021	30	7.3	9.3 as on 15-06-2021	1,528
112	23-06-2021	23-07-2021	30	7.3	9.3 as on 15-06-2021	1,528
113	28-06-2021	28-07-2021	30	7.3	9.3 as on 15-06-2021	1,528
114	13-07-2021	13-08-2021	31	7.3	9.3 as on 15-06-2021	1,579
115	15-07-2021	15-08-2021	31	7.3	9.3 as on 15-07-2021	1,579

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116	23-07-2021	23-08-2021	31	7.3	9.3 as on 15-07-2021	1,579
117	28-07-2021	28-08-2021	31	7.3	9.3 as on 15-07-2021	1,579
118	13-08-2021	03-09-2021	21	7.3	9.3 as on 15-07-2021	1,070
119	15-08-2021	03-09-2021	19	7.3	9.3 as on 15-08-2021	968
120	23-08-2021	03-09-2021	11	7.3	9.3 as on 15-08-2021	560
121	28-08-2021	03-09-2021	6	7.3	9.3 as on 15-08-2021	305
INTEREST CALCULATION FOR 6 SUBSEQUENT PAYMENT 6,46,203						
1	26-08-2019	26-09-2019	31	8.45	10.45 as on 10-08-2019	5,735
2	26-09-2019	26-10-2019	30	8.35	10.35 as on 10-09-2019	5,497
3	26-10-2019	26-11-2019	31	8.25	10.25 as on 10-10-2019	5,625
4	26-11-2019	26-12-2019	30	8.2	10.2 as on 10-11-2019	5,417
5	26-12-2019	26-01-2020	31	8.2	10.2 as on 10-12-2019	5,598
6	26-01-2020	26-02-2020	31	8.2	10.2 as on 10-01-2020	5,598
7	26-02-2020	26-03-2020	29	8.15	10.15 as on 10-02-2020	5,211
8	26-03-2020	26-04-2020	31	8.05	10.05 as on 10-03-2020	5,515
9	26-04-2020	26-05-2020	30	7.7	9.7 as on 10-04-2020	5,151

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10	26-05-2020	26-06-2020	31	7.55	9.55 as on 10-05-2020	5,241
11	26-06-2020	26-07-2020	30	7.3	9.3 as on 10-06-2020	4,939
12	26-07-2020	26-08-2020	31	7.3	9.3 as on 10-07-2020	5,104
13	26-08-2020	26-09-2020	31	7.3	9.3 as on 10-08-2020	5,104
14	26-09-2020	26-10-2020	30	7.3	9.3 as on 10-09-2020	4,939
15	26-10-2020	26-11-2020	31	7.3	9.3 as on 10-10-2020	5,104
16	26-11-2020	26-12-2020	30	7.3	9.3 as on 10-11-2020	4,939
17	26-12-2020	26-01-2021	31	7.3	9.3 as on 10-12-2020	5,104
18	26-01-2021	26-02-2021	31	7.3	9.3 as on 10-01-2021	5,104
19	26-02-2021	26-03-2021	28	7.3	9.3 as on 10-02-2021	4,610
20	26-03-2021	26-04-2021	31	7.3	9.3 as on 10-03-2021	5,104
21	26-04-2021	26-05-2021	30	7.3	9.3 as on 10-04-2021	4,939
22	26-05-2021	26-06-2021	31	7.3	9.3 as on 15-05-2021	5,104
23	26-06-2021	26-07-2021	30	7.3	9.3 as on 15-06-2021	4,939
24	26-07-2021	26-08-2021	31	7.3	9.3 as on 15-07-2021	5,104

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25	26-08-2021	03-09-2021	8	7.3	9.3 as on 15-08-2021	1,317
					TOTAL DELAYED INTEREST as on 03/09/2021	6,82,450

11. Accordingly, the point raised above is answered in the Affirmative.

12. **My answer to Point No.2**:- In view of the above discussion, I proceed to pass the following order –

ORDER

In exercise of the powers conferred under Section 31 of the Real Estate (Regulation and Development) Act, 2016, the complaint bearing No.**CMP/191204/0004837** is hereby allowed.

1. Respondent is directed to pay a sum of **Rs.6,82,450/- (Rupees Six Lakh Eighty Two Thousand Four Hundred and Fifty only)** towards delay period interest to the complainants within 60 days from the date of this order, calculated from 31/03/2018 to 03/09/2021. The complainant is at liberty to initiate action for recovery in accordance with law if the respondent fails to pay the amount as per the order of this Authority.

2. To complete all the pending works related to amenities as agreed by the respondent without any delay.

3. To handover all the project related documents such as, NOCs, Khata Certificate, etc., to the complainant.

(Neelmani N Raju)
Member, K-RERA

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