

**BEFORE SHRI BINOD KUMAR SINGH, MEMBER
REAL ESTATE REGULATORY AUTHORITY, PUNJAB**

Execution No. 44 of 2025
in
Complaint No.GC 0453 of 2022
Date of Decision: 14.10.2025

Amandeep Singh, resident of House No.30, Sector 21-A, Chandigarh,
Pin code 160022

....Complainant/Decree Holder

Versus

Greater Mohali Area Development Authority, PUDA Bhawan, Sector
62, SAS Nagar (Mohali), Punjab – 160062

.... Respondent/Judgement Debtor

Present : Shri Gurinder Singh Goraya, Advocate with Shri Kirpaljeet
Singh Advocate for the complainant
Shri Ankit Kumar, Advocate for the respondent

ORDER

This is an application for execution of order dated 28.02.2025
passed under Section 31 of the Act of 2016 read with Rule 36(1) of
the Rules of 2017 by the undersigned vide which respondent was
directed as under:-

- "17.1 *Pay the interest on principal amount at the rate of 11.10% per annum (today's State Bank of India highest Marginal Cost of lending Rate of 9.10% plus two percent) prescribed in Rule 16 of the Rules of 2017 from the agreed date of possession i.e. 11.10.2017 on the payments made before this date and from the actual date of payment for the amounts paid after 11.10.2017 together, till the actual date of possession i.e. 20.04.2022.*
- 17.2 *Respondents are further directed to pay the above interest to the complainant within the statutory time i.e. ninety days stipulated under Rule 17 of the Rules of 2017 from the date of receipt of this order and submit a compliance report to this Authority about releasing the interest as directed".*

2. The brief facts of the original general complaint were that after draw of lots held on 21.09.2016 the respondent issued a Letter of Intent (LOI) vide memo No. GMADA-EO/2016/51295 on 10.11.2016 to the complainant allotting a residential plot measuring 256.66 Sq yards in residential category. As per Condition no. 15 of LOI, physical possession of plot was to be handed over to the complainant within one year from its issuance. Thereafter, Allotment Letter vide Memo No. GMADA/2020/17305 on 16.06.2020 was issued after a gap of 3 years and 7 months and as per its Condition No.9 allottee shall be required to take physical possession of the plot within 90 days of its issuance. After receiving 30% payment no 'Agreement for Sale' was entered into by the respondent. The relief sought by the complainant is payment of interest for the period of the delay in handing over possession of the residential plot.

3. Upon notice to the respondent a detailed reply to the general complaint was filed and after considering the pleadings of both the parties the final order mentioned in para no.1 above was passed by the undersigned.

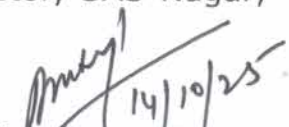
4. Since compliance of order dated 28.02.2025 was not complied with by the respondent within the stipulated period of ninety days, complainant/ decree holder filed the instant Execution Application No.44 of 2025 attaching therewith calculation sheet showing the recoverable amount of Rs.27,97,413/- from the respondent for the period from 11.10.2017 till 20.04.2022.

5. Upon notice of this Execution Application, Shri Ankit Kumar, Advocate appeared on behalf of respondent/ judgement debtor. No reply to the Execution Application. However, in compliance of order

dated 30.09.2025, Counsel for respondent/judgement debtor submitted calculation sheet on 10.10.2025 amounting to Rs.25,89,659/- for the period from 11.10.2017 till 20.04.2022 and a copy thereof was also supplied to Counsel for complainant/decree holder. Counsel for the respondent/judgement debtor assured that the pending payment will be released within four weeks' time.

6. Pursuant to the supply of calculation sheet submitted by Counsel for respondent/judgment debtor and assurance that the payment will be released within four weeks' time, the complainant, who was physically present during the course of the proceedings, submitted an application dated 10.10.2025 accepting the sum of Rs.25,89,659/- towards his claim. It is further stated that once the payment is received, there will be no other grievance left against the respondent/judgement debtor.

7. In view of the above facts and circumstances and further the acceptance of Rs.25,89,659/- by the complainant vide his separate application dated 10.10.2025, this matter is disposed of and the respondent /judgement debtor is directed to release the payment of Rs.25,89,659/- within ninety days as per Rule 17 of the Rules of 2017, failing which Secretary of this Authority is thereafter directed to issue Recovery Certificate to the concerned District Collector, SAS Nagar, Mohali.


(Binod Kumar Singh)
Member, RERA, Punjab