



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. डब्ल्यू. डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

PROCEEDINGS OF THE DAY

45

Day and Date	Tuesday and 13.08.2024
Complaint No.	CR/1102/2022 Case titled as Subhash Gupta VS Ramprastha Developers Private Limited
Complainant	Subhash Gupta
Represented through	Ms. Megha proxy counsel
Respondent	Ramprastha Developers Private Limited
Respondent Represented	Ms. R. Gayatri Mansa Advocate
Last date of hearing	30.04.2024
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings

The present complaint was filed on 22.03.2022 and reply on behalf of respondent received on 09.05.2024.

The complainant submits that vide receipt dated 31.07.2006, it has paid an amount of Rs.39,00,000/- to the respondent/promoter. The respondent confirmed the amount received and promised the allotment of a plot admeasuring 600 sq. yards. in future potential project located in Gurugram.

Thereafter, till date, the respondent has miserably failed to specify the project as well as plot number where 600 sq. yards. has been allotted. The complainant tired of the neglectful behavior of the respondent filed the present complaint pleading for possession of the plot along with delayed possession charges and execute the conveyance deed in favour of the complainant.

The counsel for the respondent stated that there is no BBA has been executed between the parties and there is no specified number and block & project has been specified and only a receipt has been issued by it, hence, the complaint is barred in RERA under the provisions of RERA Act as he is not a allottee. The complainant has made booking by paying Rs.39-00 lakh for a future project which is not in existence.



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However, the counsel for the respondent state that the receipt has been issued by respondent and specifically as area admeasuring 600 sq. yards has been mentioned.

Arguments heard.

Order reserved.

The counsel for the complainant states that cost of Rs.10,000/- has not been paid. The counsel for the respondent states that the same has been paid and shall file the proof of the same.

Both the counsels for the parties may file written submissions within 15 days with an advance copy to each other.

Matter to come up on 15.10.2024 for pronouncement of order.

Ashok Sangwan
Member

V.1
Vijay Kumar Goyal
Member

Arun Kumar
Chairman
13.08.2024