



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		61
Day and Date	Tuesday and 30.04.2024	
Complaint No.	CR/1102/2022 Case titled as Subhash Gupta VS Ramprastha Promoters and Developers Private Limited	
Complainant	Subhash Gupta	
Represented through	Ms. Shikha proxy counsel	
Respondent	Ramprastha Promoters and Developers Private Limited	
Respondent Represented	S/Shri Varun and Sougat Sinha Advocates	
Last date of hearing	23.01.2024	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings

The present complaint was filed on **22.03.2022** and registered as **complaint no. 1102 of 2022**.

On 13.07.2023 and 27.07.2023, counsel on behalf of the respondent appeared before the authority and requested for a sought short adjournment for filing of reply. The said request was allowed, and the respondent was directed to file the reply within two weeks i.e., by 27.07.2023 along with a cost of Rs.10,000/- in the registry of the authority. However, despite ample opportunities to the respondent, the respondent has failed to file the written reply.

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 behaviour 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



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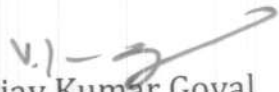
complainant.

The counsel for the respondent states 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, complainant 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.

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

Matter to come up on **13.08.2024 for further proceedings.**


Sanjeev Kumar Arora
Member


Vijay Kumar Goyal
Member


Arun Kumar
Chairman
30.04.2024