

<b>PROCEEDINGS OF THE DAY</b>		<b>26</b>
Day and Date	Wednesday and 22.02.2023	
Complaint No.	CR/1190/2022 Case titled as Durga Das Bhatla and Sakshi Bhatla Vs RAMPRASTHA PROMOTORS AND DEVELOPERS PVT LTD	
Complainant	Durga Das Bhatla and Sakshi Bhatla	
Represented through	Shri Pankaj Chandola Advocate	
Respondent	RAMPRASTHA PROMOTORS AND DEVELOPERS PVT LTD	
Respondent Represented	Ms. R. Gayatri Mansa Advocate	
Last date of hearing	20.10.2022	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
<b>Proceedings</b>		
<p>The present complaint was filed on 24.03.2022 and the reply on behalf of respondent no. 1 was received on 25.04.2022. However, neither respondent no. 2 put in appearance nor file any reply. The respondent no. 2 despite being given opportunity of being heard, failed to file reply within the time allowed, therefore, the respondent no. 2 is hereby proceeded against exparte.</p> <p>The counsel for the complainant is seeking refund of the amount of Rs.63,44,978/- deposited against total consideration of Rs.71,87,959/- for purchase of the subject unit. The due date of offer of possession was 31.08.2014 and the OC has not been received as yet.</p> <p>The counsel for the respondent states that the project registration has been extended by RERA upto 31.12.2023 and the project has also received approval from the Swamih fund. The respondents are confident of completing the project within the time prescribed in the extended registration. Further, it would be detrimental to the interest of other allottees if refund is allowed.</p>		



**HARERA**  
**GURUGRAM**

**HARYANA REAL ESTATE REGULATORY AUTHORITY**  
**GURUGRAM**

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

CR/1198/2022

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Counsel for the complainant states that the complainant has lost trust in the respondent and wishes to withdraw from the project. No OC/CC has been received so far.

In view of the established judgments including the order of Hon'ble Supreme Court of India in the case of Newtech Promoters and Developers Pvt. Ltd. versus State of U.P and others, refund is allowed with prescribed rate of interest i.e. 10.70% per annum.

Matter stands disposed off. Detailed order will follow. File be consigned to the registry.

Ashok Sangwan  
Member  
22.02.2023