

**PROCEEDINGS OF THE DAY**
**30**

|                        |                                                                                                                                                                                          |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Day and Date           | Friday and 09.05.2025                                                                                                                                                                    |
| Complaint No.          | CR/1844/2024 Case titled as Mansi Chadha VS French Buildmart Private Limited & Orbit Informatics Pvt Ltd. & Capital Skycrapers Pvt Ltd. & Efferent Real Estate Pvt Ltd. & Anubhav Munjal |
| Complainant            | Mansi Chadha                                                                                                                                                                             |
| Represented through    | Ms. Preeti Sharan Advocate                                                                                                                                                               |
| Respondent             | French Buildmart Private Limited & Orbit Informatics Pvt Ltd. & Capital Skycrapers Pvt Ltd. & Efferent Real Estate Pvt Ltd. & Anubhav Munjal                                             |
| Respondent Represented | Ms. Anjalika Sharma proxy counsel for R1 to R3<br>Shri Ravi Rao proxy counsel for R5                                                                                                     |
| Last date of hearing   | 07.02.2025                                                                                                                                                                               |
| Proceeding Recorded by | Naresh Kumari and HR Mehta                                                                                                                                                               |

**Proceedings**

The present complaint has been received on 02.05.2024 and the reply on behalf of the respondent no. 5 was received on 20.09.2024 (Anubhav Munjal AR of the company).

The reply on behalf of respondent no. 1 to 3 has been received on 20.09.2024. However, no reply on behalf of respondent no. 4 have been received till date.

The defense of respondent no. 4 is struck off.

The counsel for the complainant states that the complainant booked a commercial unit/shop in the project titled 'Capital Square' situated at Saheb Business Bay, Sector-104, from the Respondent, namely M/s Orbit Informatics Pvt. Ltd., at a basic sale price of ₹10,400/- per sq. ft.



**HARERA**  
**GURUGRAM**

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

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम  
CR/1844/2024

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Subsequently, Respondent Orbit approached the complainant with a proposal to book another unit in a different project being developed by its sister concern, namely M/s Capital Skyscrapers Pvt. Ltd. Pursuant thereto, the Complainant was offered a fresh booking for Unit No. 0101, Ground Floor, admeasuring 303 sq. ft., in the project titled 'The Cityscape at Sector-66, Gurugram'. The Complainant was further directed to make payments in relation to the said unit to M/s Efferent Realestate Pvt. Ltd., another group entity of the Respondent. In confirmation of the same, the Complainant received a welcome letter dated 28.06.2016.

Upon receipt of ₹3,00,000/-, the respondent failed to communicate the progress of the project and did not issue any demand for the balance amount required for execution of the conveyance deed and handing over possession of the shop to the complainant. Further states that the previous has not been paid to the complainant till date.

The counsel for the respondent states that copy of rejoinder has been received by the respondent yesterday only.

Arguments heard.

Order reserved.

Parties may file brief written submissions within a period of 2 weeks with an advance copy to each other.

Matter to come up on 04.07.2025 for pronouncement of order.

Arun Kumar  
Chairman  
09.05.2025