

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पा. डब्ल्यू.डी. बंगला गुरु, सिविल लाइन्स, गुरुग्राम, हरियाणा

PROCEEDINGS OF THE DAY		19
Day and Date	Tuesday and 22.04.2025	
Complaint No.	CR/2343/2021 Case titled as NIMMI BUILD TECH PRIVATE LIMITED VS RAMPRASTHA DEVELOPERS PRIVATE LIMITED & RAMPRASTHA PROMOTERS AND DEVELOPERS PRIVATE LIMITED	
Complainant	NIMMI BUILD TECH PRIVATE LIMITED	
Represented through	Ms. Aarti Rathore proxy counsel	
Respondent	RAMPRASTHA DEVELOPERS PRIVATE LIMITED & RAMPRASTHA PROMOTERS AND DEVELOPERS PRIVATE LIMITED	
Respondent Represented	S/Shri Navneet Kumar and Rajat Gupta Advocates on behalf of M/s Ramprastha Promoters and Developers Pvt. Ltd. and M/s Ramprastha Estate Pvt. Ltd. S/Shri Suryansh Vashisht, Khush Kakra and Mohd. Imran Ahmed Advocates on behalf of M/s Ramprastha Developers Pvt. Ltd.	
Last date of hearing	14.01.2025	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings		
The present complaint was filed on 07.06.2021 and the reply on behalf of respondent no. 2 was received on 06.08.2021. Despite proper service of notice, the respondent no. 1 failed to put in appearance before the authority and has also failed to file reply. In view of the same, the matter is proceeded ex-parte against respondent no. 1.		
Succinct facts of the case as per pleadings and annexures are as under:		
S. N.	Particulars	Details



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हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

CA/234/2021

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

1.	Name of the project	"Ramprastha City", Sectors 37C and 37D, Gurugram, Haryana
2.	Project area	105.402 acres
3.	Nature of the project	Residential Colony
4.	DTCP license no. and validity status	128 of 2012 dated 28.12.2012 valid upto 06.4.2025
5.	Name of licensee	KNS Nirman
6.	RERA Registered/ not registered	Not registered
7.	Plot no.	B- 48, (Page no. 23 of the complaint)
8.	Unit area admeasuring	250 sq. Yds. (Page no. 23 of the complaint)
9.	Welcome letter	05.03.2014 (Page no. 24 of the complaint)
10.	Allotment letter	05.03.2014 (Page no. 23 of the complaint)
11.	Date of execution of plot buyer's agreement	N. A
12.	Date of agreement to sell	05.03.2014 (Page no. 18 of the complaint)
13.	Possession clause	11. Schedule for possession (a). "The company shall endeavour to offer possession of the said plot, within thirty (30) months from the date of this Agreement subject to timely payment by the intending Allottee(s) of Total Price, stamp duty, registration charges and any other changes due and payable according to the payment plan. " (Possession clause taken from the BBA annexed in complaint no. 2337-2021 of the same project being developed by the same promoter) (Page no. 36 of the complaint).
14.	Due date of possession	05.09.2016



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CR/2343/2021

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		[Calculated on the basis of the date of agreement to sell i.e., 05.03.2014]
15.	Basic price of the plot	Rs.20,00,000/- [As per submitted by complainant page no. 10 of the complaint]
16.	Amount paid by the complainant	Rs.37,00,000/- [As per submitted by complainant page no. 10 of the complaint and the same was admittedly by the respondent in his reply]
17.	Occupation certificate /Completion certificate	Not received
18.	Offer of possession	Not offered

The complainant is seeking delayed possession charges at the prescribed rate of interest alongwith possession of the unit.

The counsel for the respondent states that the respondent is not in a position to handover the physical possession to the complainant and is ready to refund the deposited amount alongwith prescribed rate of interest.

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 22.07.2025 for final arguments/order.

Ashok Sangwan
Member

Vijay Kumar Goyal
Member

Arun Kumar
Chairman
22.04.2025