



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

new PWD Rest House, Civil Lines, Gurugram, Haryana

PROCEEDINGS OF THE DAY		22
Day and Date	Tuesday and 22.04.2025	
Complaint No.	CR/2347/2021 Case titled as NIF PRIVATE LIMITED VS RAMPRASTHA DEVELOPERS PRIVATE LIMITED & RAMPRASTHA PROMOTERS AND DEVELOPERS PRIVATE LIMITED	
Complainant	NIF PRIVATE LIMITED	
Represented through	Ms. Aarti Rathore proxy counsel	
Respondent	RAMPRASTHA DEVELOPERS PRIVATE LIMITED & RAMPRASTHA PROMOTERS AND DEVELOPERS PRIVATE LIMITED	
Respondent Represented through	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. On 31.08.2022, the complainant counsel requested to amend the relief sought and consequently, the complainant was directed to file an application for amendment of relief sought within 15 days with an advance copy to the respondent and the respondent was directed to file an amended reply within next		



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CR/2347/2021

New PWD Rest House, Civil Lines, Gurugram, Haryana

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15 days from the date of receiving of the application. The complainant has filed an application on 01.09.2022, for amendment of the relief sought and the respondents have failed to file amended reply till date.

Succinct facts of the case as per pleadings and annexures are as under:

S. N.	Particulars	Details
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- 49, (Page no. 22 of the complaint)
8.	Unit area admeasuring	250 sq. Yds. (Page no. 22 of the complaint)
9.	Welcome letter	05.03.2014 (Page no. 23 of the complaint)
10.	Allotment letter	05.03.2014 (Page no. 22 of the complaint)
12.	Date of agreement to sell	05.03.2014 (Page no. 18 of the complaint)
13.	Possession clause	-----
14.	Due date of possession	-----
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



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CA/234/2021

New PWD Rest House, Civil Lines, Gurugram, Haryana

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The complainant is seeking delayed possession charges at the 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

Arun Kumar
Chairman
22.04.2025

Vijay Kumar Goyal
Member