



HARERA
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HARYANA REAL ESTATE REGULATORY AUTHORITY
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हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. डब्ल्यू. बी. विभाग गृह, मिडिल लाईन, गुरुग्राम, हरियाणा

PROCEEDINGS OF THE DAY

49

Day and Date	Tuesday and 20.05.2025
Complaint No.	CR/2482/2023 Case titled as Anjali Paul VS Gentle Realtors Private Limited & M3M India Private Limited & Prompt Engineering Pvt Ltd & Roshini Builders Pvt Ltd & Highrise Propbuild Pvt Ltd & Luminos Builders Pvt Ltd
Complainant	Anjali Paul
Represented through	Ms. Monika Sharma Advocate
Respondent	Gentle Realtors Private Limited & M3M India Private Limited & Prompt Engineering Pvt Ltd & Roshini Builders Pvt Ltd & Highrise Propbuild Pvt Ltd & Luminos Builders Pvt Ltd
Respondent Represented	Ms. Shriya Takkar Advocate
Last date of hearing	11.03.2025
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings

SHAHIN

The present complaint was filed on 21.06.2023 and reply has been received on 19.10.2023.

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

S. No	Particulars	Details
1.	Name of the project	M3M Corner walk
2	Nature of the project	Commercial



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2482/2023

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. डब्ल्यू. डी. विभाग गृह, सिविल लाईन्स, गुरुग्राम, हरियाणा

3	DTCP license no. and validity status	17 of 2018 dated 24.01.2018
4	Allotment letter	01.05.2020 (page no. 26 of complaint)
5.	Unit no. as per allotment letter	R1 229, 2 nd floor in block 1
6.	Unit area admeasuring	Carpet area- 417.43 sq.ft Super Area- 828.83 sq.ft (page 26 of complaint)
7.	Total sale consideration	Rs. 1,07,75,808/- (page 26 of complaint)
8.	Amount paid by the complainants	1,00,71,447/-
9	Occupation certificate	Not obtained
10	Termination and forfeiture notice	18.07.2022

Notes: Multiple units booked by the complainants.

Relief: Quash the illegal and arbitrary notice.

2. issue directions to the respondent to proceed with paper works of unit as agreed in the email dated 19.05.2022 to enable the complainants to pay the balance amount as per the cost sheet and payment plan after giving due adjustment to payment of 10071447/- already deposited OR in the alternative pass order directing refund of the entire amount.

3. DPC

Arguments heard.

Order reserved.

Parties may file brief written submissions within a period of 10 days with an advance copy to each other.



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Matter to come up on 01.07.2025 for pronouncement of order on maintainability.

Ashok Sangwan
Member

V.I. 3
Vijay Kumar Goyal
Member

Arun Kumar
Chairman
20.05.2025