

PROCEEDINGS OF THE DAY		25 to 41, 45 to 51, 53 to 72 and 74 to 76
Day and Date	Tuesday and 14.01.2025	
Complaint No.	MA NO. 805/2024 in CR/2735/2024 Case titled as Ashok Kumar Malhotra VS Ramprastha Promoters Private Limited & Ramprastha Promoters And Developers Private Limited & Ramprastha Estate Private Limited	
Complainant	Ashok Kumar Malhotra	
Represented through	Shri Garvit Gupta, Advocate	
Respondent	Ramprastha Promoters Private Limited & Ramprastha Promoters And Developers Private Limited & Ramprastha Estate Private Limited	
Respondent Represented through	Mohd. Imran Ahmed Adv. for R1 Ms. R. Gayathri Manasa, S/Shri Sougat Sinha, Navneet Kumar and Vishal Majumdar Advocates for R2 & R3	
Last date of hearing	06.12.2024	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings The complainants have filed an application under Section 36 of the Act, 2016, seeking interim directions to restrain the respondent from creation of third-party rights in respect of their unit. These applications filed in complaints appearing at Sr.No.25 to 41, 45 to 51, 53 to 72 and 74 to 76 are taken together being similar in nature.		



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

MANO 805/2024 INCR/2735/2024

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

The counsel for the complaints states that that the respondent No.1 had issued only receipt of the amount deposited towards the booking of the plot in the project Ramprashta City, Gurugram with assurance that respondent would allot a specific plot number to the complainants and execute the BBA.

Further states that the respondents have violated the provisions of section 11(3), 11(4)(a), 11(4)(h), 19(1), 19(2) and 19(3) of the Act, 2016. The complainants have an apprehension that the respondent have no intention to give possession of the plot. . As per the information available on the website of the Ministry of Corporate Affairs, basis statutorily mandated fillings by the respondents with the Registrar of Companies, Govt. of India, the respondents have create changes on its assets (land) comprised in the project. This information relating to the respondents finances and accounts has a material bearing on the project and potential for impinging the rights of the complainants in the project including availability of land therein for allotment to the allottees. The respondents without allotting specific plots to the complainants are selling plots to other allottees and creating third party rights over the plots in the project.

On the contrary, the counsel for the respondents state that no plots are being sold by the respondents but there are thousands of allottees who themselves may be selling their plots in the market.

The respondents are directed to file reply to the application filed by the complainant under section 36 of the Act within a period of 15 days with an advance copy to the counsel for the complainants.

Matter to come up on 25.2.2025 before **full bench** for further proceedings.

1.1-3
Vijay Kumar Goyal
Member


Arun Kumar
Chairman
14.01.2025