

PROCEEDINGS OF THE DAY		28 to 79
Day and Date	Tuesday and 25.03.2025	
Complaint No.	MA NO. 871/2024 in CR/3138/2024 Case titled as SS Techno Buildcon LLP VS Ramprastha Promoters and Developers Private Limited & Ramprastha Estate Private Limited MA NO. 800/2024 in CR/3619/2024 Case titled as Gaurav Gupta VS Ramprastha Promoters and Developers Private Limited & Ramprastha Estate Private Limited MA NO. 801/2024 in CR/3620/2024 Case titled as Kedar Sudhir Gokhale VS Ramprastha Developers Private Limited & Ramprastha Promoters and Developers Private Limited & Ramprastha Estate Private Limited MA NO. 812/2024 in CR/2969/2024 Case titled as Hemant Narang VS Ramprastha Developers Private Limited & Ramprastha Promoters and Developers Pvt Ltd. & Ramprastha Estate Private Limited MA NO. 885/2024 in CR/3387/2024 Case titled as Vijay Kumar Juneja VS Ramprastha Developers Private Limited & Ramprastha Promoters and Developers Private Limited & Ramprastha Estate Private Limited MA NO. 804/2024 in CR/3192/2024 Case titled as Rajesh Gupta VS Ramprastha Developers Private Limited & Ramprastha Promoters and Developers Private Limited & Ramprastha Estate Private Limited MA NO. 799/2024 in CR/3218/2024 Case titled as Kamlesh Singhal VS Ramprastha Promoters and Developers Private Limited & Ramprastha Estate Private Limited MA NO. 836/2024 in CR/3209/2024 Case titled as Purshottam Das Singhal VS Ramprastha Promoters and Developers Private Limited & Ramprastha Estate Private Limited	



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हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम
MA NO. 871/2024 in CR/3138/2024

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

	MA NO. 837/2024 in CR/3208/2024 Case titled as Purshottam Das VS Ramprastha Promoters and Developers Private Limited & Ramprastha Estate Private Limited MA NO. 863/2024 in CR/3398/2024 Case titled as Aman Moudgil and Gaurav Moudgil VS Ramprastha Promoters and Developers Private Limited & Ramprastha Estate Private Limited MA NO. 873/2024 in CR/3137/2024 Case titled as Umesh Kumar and Son VS Ramprastha Developers Private Limited & Ramprastha Promoters and Developers Private Limited & Ramprastha Estate Private Limited MA NO. 876/2024 in CR/3211/2024 Case titled as Mohar Singh Ratan VS Ramprastha Promoters and Developers Private Limited & Ramprastha Estate Private Limited MA NO. 890/2024 in CR/3050/2024 Case titled as Rajesh Verma VS Ramprastha Developers Private Limited, Ramprastha Promoters and Developers Private Limited & Ramprastha Estates Private Limited MA NO. 807/2024 in CR/3819/2024 Case titled as Manish Jain and Ashish Jain VS Ramprastha Developers Private Limited & Ramprastha Promoters and Developers Private Limited & Ramprastha Estate Private Limited MA NO. 806/2024 in CR/3818/2024 Case titled as Manish Jain and Ashish Jain VS Ramprastha Developers Private Limited & Ramprastha Promoters and Developers Private Limited & Ramprastha Estate Private Limited MA NO. 844/2024 in CR/4350/2024 Case titled as Prushottam Das Gupta VS Ramprastha Developers Private Limited & Ramprastha Promoters and Developers Private Limited & Ramprastha Estate Private Limited
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MA No 8-11/2024 in R/3/38/2024

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	MA NO. 875/2024 in CR/4936/2024 Case titled as Suddesh Jain Rahul Jain and Rohit Jain VS Ramprastha Developers Private Limited & Ramprastha Promoters And Developers Private Limited & Ramprastha Estate Private Limited MA NO. 810/2024 in CR/3388/2024 Case titled as Sanjay Jain VS Ramprastha Developers Private Limited & Ramprastha Promoters and Developers Private Limited & Ramprastha Estate Private Limited MA NO. 798/2024 in CR/3304/2024 Case titled as Neeru Jain VS Ramprastha Developers Private Limited & Ramprastha Promoters and Developers Private Limited & Ramprastha Estate Private Limited MA NO. 852/2024 in CR/3301/2024 Case titled as Richa Jain VS Ramprastha Developers Private Limited & Ramprastha Promoters and Developers Private Limited & Ramprastha Estate Private Limited MA NO. 857/2024 in CR/3282/2024 Case titled as Sushma Jain VS Ramprastha Developers Private Limited & Ramprastha Promoters and Developers Private Limited & Ramprastha Estate Private Limited MA NO. 856/2024 in CR/3281/2024 Case titled as Sushma Jain VS Ramprastha Developers Private Limited & Ramprastha Promoters and Developers Private Limited & Ramprastha Estate Private Limited MA NO. 855/2024 in CR/3286/2024 Case titled as Amit Jain VS Ramprastha Developers Private Limited & Ramprastha Promoters and Developers Private Limited & Ramprastha Estate Private Limited MA NO. 851/2024 in CR/3300/2024 Case titled as Richa Jain VS Ramprastha Developers Private Limited & Ramprastha Promoters and Developers Private Limited & Ramprastha Estate Private Limited
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	MA NO. 853/2024 in CR/3303/2024 Case titled as Richa Jain VS Ramprastha Developers Private Limited & Ramprastha Prompters and Developers Private Limited & Ramprastha Estate Private Limited MA NO. 859/2024 in CR/3259/2024 Case titled as Narender Nath Jain VS Ramprastha Estate Private Limited & Ramprastha Promoters and Developers Private Limited MA NO. 860/2024 in CR/3291/2024 Case titled as Gautam Jain VS Ramprastha Estate Private Limited & Ramprastha Prompters and Developers Private Limited MA NO. 854/2024 in CR/3261/2024 Case titled as Ruchika Jain VS Ramprastha Estate Private Limited & Ramprastha Prompters and Developers Private Limited MA NO. 872/2024 in CR/3395/2024 Case titled as Ashish Sardana and Rinky Sardana VS Ramprastha Developers Private Limited & Ramprastha Prompters and Developers Private Limited & Ramprastha Estate Private Limited MA NO. 842/2024 in CR/3397/2024 Case titled as Usha Jain and Savita Jain VS Ramprastha Developers Private Limited & Ramprastha Prompters and Developers Private Limited & Ramprastha Estate Private Limited MA NO. 831/2024 in CR/2988/2024 Case titled as Nirmal Katahra VS Ramprastha Estate Private Limited & ramprastha Developers Private Limited MA NO. 833/2024 in CR/3006/2024 Case titled as Neelu Sharma and Brijendra
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	Upadhyay VS Ramprastha Developers Private Limited & Ramprastha Promoters and Developers Pvt Ltd. & Ramprastha Estate Private Limited MA NO. 832/2024 in CR/3007/2024 Case titled as Meena Singh VS Ramprastha Developers Private Limited & Ramprastha Promoters and Developers Pvt Ltd. & Ramprastha Estate Private Limited MA NO. 834/2024 in CR/3120/2024 Case titled as Avneet Goyal VS Ramprastha Developers Private Limited & Ramprastha Promoters and Developers Pvt Ltd. & Ramprastha Estate Private Limited MA NO. 846/2024 in CR/2970/2024 Case titled as Dinesh Kumar and Ruchika VS Ramprastha Developers Private Limited & Ramprastha Promoters and Developers Pvt Ltd. & Ramprastha Estate Private Limited MA NO. 861/2024 in CR/3290/2024 Case titled as Subhash VS Ramprastha Developers Private Limited & Ramprastha Promoters and Developers Private Limited & Ramprastha Estate Private Limited 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 MA NO. 821/2024 in CR/2752/2024 Case titled as Mahender Kumar Malhotra VS Ramprastha Promoters Private Limited & Ramprastha Promoters And Developers Private Limited & Ramprastha Estate Private Limited
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MA No. 8-11/2024 in CR/338/2024

New PWD Rest House, Civil Lines, Gurugram, Haryana

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	MA NO. 877/2024 in CR/3032/2024 Case titled as Sarita Suri VS Ramprastha Developers Private Limited, Ramprastha Promoters and Developers Private Limited & Ramprastha Estates Private Limited MA NO. 802/2024 in CR/3219/2024 Case titled as Kamlesh VS Ramprastha Promoters and Developers Private Limited & Ramprastha Estate Private Limited MA NO. 829/2024 in CR/3213/2024 Case titled as Ayush Singhal VS Ramprastha Promoters and Developers Private Limited & Ramprastha Estate Private Limited MA NO. 803/2024 in CR/3826/2024 Case titled as Aman Gupta and Ansh Gupta VS Ramprastha Developers Private Limited & Ramprastha Promoters and Developers Private Limited & Ramprashta Estate Private Limited MA NO. 822/2024 in CR/3621/2024 Case titled as Rattan Lal Gupta VS Ramprastha Developers Private Limited & Ramprastha Promoters and Developers Private Limited & Ramprastha Estate Private Limited MA NO. 823/2024 in CR/3529/2024 Case titled as Rattan Lal Gupta VS Ramprastha Promoters Private Limited & Ramprastha Promoters and Developers Private Limited & Ramprastha Estate Private Limited MA NO. 809/2024 in CR/3112/2024 Case titled as Shalini Chhabra VS Ramprastha Developers Private Limited & Ramprastha Promoters and Developers Pvt Ltd. & Ramprastha Estate Private Limited
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MA NO. 900/2024 in CR/3487/2024

New PWD Rest House, Civil Lines, Gurugram, Haryana

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	MA NO. 900/2024 in CR/3487/2024 Case titled as Manglam Granites VS Ramprastha Promoters and Developers Private Limited & Ramprastha Estate Private Limited MA NO. 899/2024 in CR/3486/2024 Case titled as UN Pandey VS Ramprastha Promoters and Developers Private Limited & Ramprastha Estate Private Limited MA NO. 808/2024 in CR/3932/2024 Case titled as Shriniwas Gupta VS Ramprastha Developers Private Limited & Ramprastha Promoters and Developers Private Limited & Ramprastha Estate Private Limited MA NO. 830/2024 in CR/4278/2024 Case titled as Shriniwas Gupta VS Ramprastha Developers Private Limited & Ramprastha Promoters and Developers Private Limited & Ramprastha Estate Private Limited MA NO. 843/2024 in CR/4349/2024 Case titled as Prushottam Das Gupta VS Ramprastha Developers Private Limited & Ramprastha Promoters and Developers Private Limited & Ramprastha Estate Private Limited MA NO. 824/2024 in CR/3528/2024 Case titled as Rattan Lal Gupta VS Ramprastha Promoters and Developers Private Limited & Ramprastha Estate Private Limited MA NO. 892/2024 in CR/4926/2024 Case titled as Mudit Gupta and Mitu Gupta VS Ramprastha Promoters And Developers Private Limited
Represented through	Shri Garvit Gupta Advocate



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MANO 8-71/2024 IN 2A/3138/2024

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Respondent Represented	Shri Saugat Sinha, Ms. R. Gayatri Mansa, Shri Navneet Kumar Pandey and Shri Vishal Majumdar Advocate on behalf of respondents - Ramprastha Promoters and Developers Private Limited & Ramprastha Estate Private Limited
Last date of hearing	25.02.2025
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings

Shri Garvit Gupta Advocate has appeared on behalf of complainant in cases from serial no. 28 to 79 as per the cause list of the Authority. The counsel for the complainant requests for issuing interim directions to restrain the respondent from creating of third-party rights in respect of their units, to allow delayed possession charges and directions for execution of buyers agreement and conveyance deed by the respondent/promoter.

The counsel for the complainants states that the complainants have made payment in respect of a specific unit and the Respondent No.1 i.e., Ramprastha Promoters and Developers Pvt. Ltd., had issued receipt of the amount deposited towards the booking of the plot in the project Ramprastha City, Gurugram with the assurance that the respondent would allot a specific plot number to the complainants and execute the BBA later on. The respondent/promoter has neither issued an allotment letter providing specific plot no. in favour of the allottees nor any buyer's agreement has been executed inter se parties till date. However, in cases at **serial** no. 75 to 79, the respondent has issued allotment letters allotting specific plot no's to the complainant and has also executed the buyer agreements in respect of the same.

The complainant relies on the Judgment passed by the Hon'ble Punjab and Haryana High Court in CWP no. 24591 of 2024 titled as *M/s Ramprastha Developers Private Limited and Ors. Vs. State of Haryana and Ors.* dated 30.01.2025, wherein it is observed that, *when within the ambit of the statutory meaning assigned to an 'allottee', whereby becomes covered also potential as well as prospective allottees, vis-à-vis, the prospective projects, thereby not only in respect of ongoing projects, but also in respect of projects to be launched in future, rather, at the instance of the present petitioners, that thereby the present respondent but became an allottee.*

The counsel for the complainants further states that the respondent/promoter has applied for the registration of the project in the year 2019 and mentioned



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MANO 891/2024/MCR/3138/2024

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

that the total number of the plots/apartments in the project are 668, plots/apartments booked/sold up to the date of application i.e., 291 and yet to be sold/booked i.e., 377. The Authority after due consideration, the application submitted by the respondent for registration of the project was declined. Thereafter the respondent/promoter again applied for registration of the project in the year 2023 mentioning the total number of units/apartments were mentioned as 890 and no plot/apartments were shown sold. Further states that at the time of applying for registration in the year 2019, the total number of units were 668 whereas in the year 2023, the same were increased to 890.

The complainant 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 respondents have no intention to give possession of the plot. Further, it is stated that 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 and draws attention towards the order of the Authority dated 30.10.2024 vide which the respondents were restrained from creating any third party rights on the units of the complainant and hence, the same directions may be given to the respondents to not to create any third party rights on the units of the complainants till the final decision of the cases.

The counsel for the respondent no.1 i.e., Ramprashta Promoters and Developers Pvt. Ltd. states that the complainants have invested the money in the future potential project of the respondent company. The said receipts clearly states that receipt was issued against tentative registration of the plots in future potential project and hence the said receipts do not constitute a binding contract which could be enforced for a specific performance and requests the Authority that the said receipts may not be considered as an agreement.

The counsel for the respondent no. 2 and 3 i.e. M/s Ramprashta Estate Pvt. Ltd. and Ramprashta Developers Pvt. Ltd. states that there is no contract between the complainants and respondents w.r.t. booking of the plot, issuing of any receipts and execution of any agreement hence they are not liable to be made responsible for the same.

On the contrary, the counsel for the complainant states that respondents are made parties to the complaint as the cause of action arose against it and the said details of cause of action may be filed in the registry of the Authority. The counsel for the complainants further brought to the notice of the authority that the respondent company is marketing and selling the plots through their web-site



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MANO 871/2024 in CR 838/2024

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without registration of the project which is a violation of section 3 of the Act, 2016 and the same needs to be prosecuted under section 59 of the Act, 2016.

On the contrary, the counsel for the respondents state that no plots are being sold by the respondents. The respondent assures that the plots of the complainants are not being cancelled and no third party rights are being created on the plots. Further states that various existing allottees in the project are selling their plots at their own level hence the respondent is not responsible for the same. Further states that the respondent is ready to refund the deposited amount to the complainants.

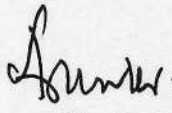
Arguments heard.

Order reserved.

Both the parties may file brief written submissions within a period of three weeks with an advance copy to each other.

Matter to come up on **27.05.2025** for pronouncement of orders on the main complaint.

Ashok Sangwan
Member


Arun Kumar
Chairman
25.03.2025


Vijay Kumar Goyal
Member