

| PROCEEDINGS OF THE DAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                             | 76 |
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| Day and Date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Tuesday and 23.12.2025                                                                                      |    |
| Complaint No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | CR/2874/2024 Case titled as Shivarjun Das VS Imperia Structures Limited & Imperia Wishfield Private Limited |    |
| Complainant                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Shivarjun Das                                                                                               |    |
| Represented through                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Complainant in person with Ms. Ada Khursheed Advocate                                                       |    |
| Respondent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Imperia Structures Limited & Imperia Wishfield Private Limited                                              |    |
| Respondent Represented                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Ms. Priya Sharma AR of the company                                                                          |    |
| Last date of hearing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 27.11.2025                                                                                                  |    |
| Proceeding Recorded by                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Naresh Kumari and HR Mehta                                                                                  |    |
| <p style="text-align: center;"><b>Proceedings</b></p> <p>The present complaint was filed on 08.07.2024 and registered as complaint no. 2874 of 2024 and the reply behalf of respondent was received on 02.01.2025.</p> <p>On hearing dated 20.03.2025, the counsel for the complainant stated that the welcome letter and other demand letters were issued by the Imperia Structures Ltd. and payments were also made to Imperia Structures Ltd. as per bank statement. But the MOU has been entered into by Imperia Wishfield Pvt. Ltd. and requested to file an application to implead M/s Imperia Wishfield Pvt. Ltd. as a party to the complaint and the same has been filed on 04.04.2025.</p> <p>On 31.10.2025, the respondent has filed a reply to the application clarifying that respondent no. 1 has transferred the payments made by the complainant to respondent no. 2 and MoU has also been entered between the complainant and the respondent no.2, so respondent no. 1 being a party to the complaint would not serve the purpose and requested to delete its name from the array of parties.</p> |                                                                                                             |    |



**HARERA**  
**GURUGRAM**

**HARYANA REAL ESTATE REGULATORY AUTHORITY**  
**GURUGRAM**

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

CR/2874/2024

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

On 16.12.2025, the counsel for the complainant has filed application stating that both the respondents are liable to refund the amount paid by the complainant as there is no document on record to establish when all the funds were transferred to the respondent no. 2 and initially the payments were made to respondent no. 1. Thus, the application of respondent no. 1 requesting deletion of its name from the array of parties is liable to be rejected.

Arguments heard.

The respondent/promoter is directed to refund the entire paid-up amount along with interest at the rate of 10.80% as prescribed under rule 15 of the Haryana Real Estate (Regulation and Development) Rules, 2017, from the date of each payment till its actual realization.

Detailed order will follow. Matter stands disposed of.

  
P.S. Saini  
Member

  
Arun Kumar  
Chairman  
23.12.2025