



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

PROCEEDINGS OF THE DAY		46
Day and Date	Wednesday and 10.01.2024	
Complaint No.	CR/3284/2023 Case titled as Hridey Vikram Bhatia VS Ramprastha Estates Private Limited	
Complainant	Hridey Vikram Bhatia	
Represented through	Ms Shreya Takkar, Advocate	
Respondent	Ramprastha Estates Private Limited	
Respondent Represented through	Shri Divyanshu, proxy counsel	
Last date of hearing	22.11.2023	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings

The present complaint was filed on 13.07.2023 and reply on behalf of the respondent was received on 05.10.2023.

The complainant is seeking execution of plot buyer's agreement, handover of the physical possession of the plot and execution of conveyance deed and delayed possession charges. Payment of Rs. 17,50,000/- was paid (initially an amount of Rs. 35 lakhs was paid vide receipt dated 20.7.2006 for allotment of plot of 1000 sq. yards but subsequently a promise was made for allotment of two plots of 500 sq. yards each and the payment was bifurcated into 17,50,000/- vide receipt dated 28.10.2010.

The counsel for the complainant invites attention to Annexure A-2 dated 15.11.2009 where it has been informed that the allotment procedure was expected to be completed within the next three months and have ask the complainant to furnish the KYC documents so that the formalities could be completed for allotment. Further, the personal details of the allottee were duly forwarded to the respondent vide letter dated 24.11.2009. The license for developing the colony was received on 9.6.2010 vide license no.44 of 2010. Further a letter dated 14.9.2012 was written to the complainant informing that the allotment process for Ramaprashta City in Sector 92,93 and 95,



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Gurugram has been initiated and the complainant was called to visit in the respondent corporate office with original booking receipts. However, no plot was allotted despite follow up vide letters dated 8.10.2012, 27.5.2014 and 23.7.2016. Finally, vide letter dated 19.4.2019, Plot no.E-23 (500 sq.yards) was allotted to the complainant and the allotment would take place only after RERA registration. RERA registration was granted on 5.6.2020 but no further action was taken by the respondent.

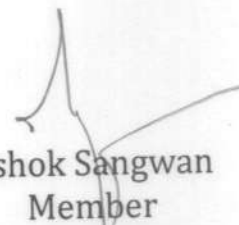
Proxy counsel for the respondent states that the main counsel is not available and short adjournment may be granted.

On the last date, final opportunity was granted to argue the matter.

No further opportunity is justified in view of the above. However, the parties may submit written submissions with copy to each other within a period of two weeks.

Order reserved.

Matter to come up on 6.3.2024 for pronouncement of orders.


Ashok Sangwan
Member
10.01.2024