



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		15
Day and Date	Wednesday and 22.11.2023	
Complaint No.	CR/3284/2023 Case titled as Hridey Vikram Bhatia VS Ramprastha Estates Private Limited	
Complainant	Hridey Vikram Bhatia	
Represented through	Ms. Shriya Takkar Advocate	
Respondent	Ramprastha Estates Private Limited	
Respondent Represented	Ms. R. Gayatri Mansa, Advocate	
Last date of hearing	First hearing	
Proceeding Recorded by	Naresh Kumari	

Proceedings

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

In the present matter, the counsel for the complainant is seeking delayed possession charges and handing over of possession as well as execution of conveyance deed. The counsel for the complainant points out communication dated 15.11.2009 from the respondent informing the upcoming launch of Township in Gurugram in Sector 92,93 and 95 by the name of Ramprastha City. Further, vide letter dated 19.04.2019, the complainant was intimated regarding provisional allotment of plot bearing No.E-23 situated in Sector 92, 93 and 95 Gurugram of 500 sq. yards and it was stated that the allotment of the plot shall only be made after receipt of RERA registration. As per records of the authority, the project was registered vide registration No.13 of 2020 dated 05.06.2020. The counsel for the complainant states that the complainant had paid the entire consideration of Rs.17,50,000/- to the respondent (Rs. 35 Lakhs was initially paid for allotment of one plot of 1000 sq. yards and



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CA 328/2023

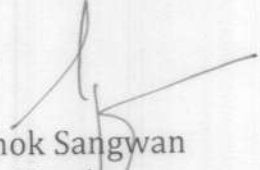
New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

subsequently due to offer of two plots of 500 sq. yards each, the amount was split). Therefore, the due date for offer of possession may be taken from 2010 (the date of payment of the full amount) as per the complainant. So far as the defence taken by the respondent w.r.t force majeure circumstances, the counsel for the complainant refers to order dated 19.10.2023 in CR No. 791 of 2020 in case titled as Akantdeep Punia versus Ramprastha Promoters and Developers.

Reply of the respondent is on record. None is present on behalf of the respondent today. In view of the above, the respondent is directed to file written arguments with an advance copy to the counsel for the complainant within a period of 2 weeks and the counsel for the complainant may file rebuttal in case required within further period of 2 weeks.

Subsequently, the counsel for the respondent has appeared and requests that due to some misunderstanding in the displayed cases, she could not appear during the course of hearing of the matter despite being present in the premises. She requests that one final opportunity may be granted to argue the case.

In the interest of justice and fair play, one final opportunity is granted to both the counsels to argue the matter on **10.01.2024**. Notice be issued to the complainant in addition to uploading of these proceedings.


Ashok Sangwan
Member
22.11.2023