



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		180-184
Day and Date	Friday and 02.08.2024	
Complaint No.	CR/3904/2023 Case titled as Tarun Agarwal Projects LLP and Prajakta Colonizers Pvt Ltd. VS Emaar Mgf Land Limited CR/3893/2023 Case titled as Tarun Agarwal Projects LLP and Prajakta Colonizers Pvt Ltd. VS Emaar Mgf Land Limited CR/3902/2023 Case titled as Tarun Agarwal Projects LLP and Prajakta Colonizers Pvt Ltd. VS Emaar Mgf Land Limited CR/3903/2023 Case titled as Tarun Agarwal Projects LLP and Prajakta Colonizers Pvt Ltd. VS Emaar Mgf Land Limited CR/3894/2023 Case titled as Tarun Agarwal Projects LLP and Prajakta Colonizers Pvt Ltd. VS Emaar Mgf Land Limited	
Complainant	Tarun Agarwal Projects LLP and Prajakta Colonizers Pvt Ltd.	
Represented through	Shri Satyendra Kumar Goyal Advocate	
Respondent	Emaar Mgf Land Limited	
Respondent Represented	Shri J.K.Dang, Advocate	
Last date of hearing	26.07.2024	
Proceeding Recorded by	Naresh Kumari and HR Mehta	



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Proceedings

The counsel for the complainant states that on 7.5.2009 a collaboration agreement was executed between the parties as per Annexure 5. As per which the respondent was required to complete necessary development works on the land within 36 months and cost of the development was to be borne by the respondent whereas the costs of obtaining sanctions/approvals and license were to be borne by the complainants. After completion of the development work, complainants were to be allotted 2662 sq.yards per acre of the developed plots of the said land.

Besides this land, other land parcels were also in joint ownership with the respondent. The respondent applied for license for development of residential colony on basis of ex-parte partition orders dated 03.08.2009 passed by Assistant Collector, First Grade, Gurugram. The license for development of residential colony was granted on 21.5.2009. The said partition orders were challenged by the complainant vide revision petition before Financial Commissioner, Haryana and the same were stayed vide orders dated 18.1.2011 and 28.2.2011.

The counsel for the complainant further states that thereafter an addendum agreement dated 19.4.2011 was executed between the parties and the respondent allotted 5 plots to the complainant vide allotment letter dated 19.4.2011.

Counsel for respondent stated that the complaint did not complied with the addendum agreement terms and unilaterally withdrawn application for grant of license from DTCP and the plots alledged to have been allotted to complainant were given as security and after obtaininmg additional license by complainant the area of plots as being alleged to have been allotted had to be adjusted in area to be given to complainant as per Development agreement.

Both the parties are directed to file written submissions clarifying the aspect of collaboration agreement, its termination dated 30.4.2015, allotment of plots between the respondent and the complainant, consideration of if any



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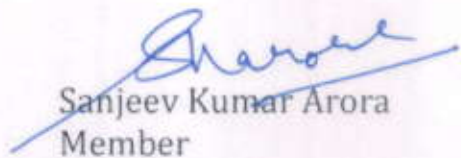
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passed, effect of addendum agreement dated 19.4.2011 and its termination with a clarification as to why that was terminated and consequences of the termination with a clarificatory note whether the allotment of plots was contingent to licensing of the land to be obtained by complainant or was an independent deal between both of them. Further to clarify whether any proceeding is pending before any authority, and to supply a copy to this authority.

They are directed to submit the above said details by 5.8.2024 and to come up for final arguments on 9.8.2024.


Sanjeev Kumar Arora
Member
02.08.2024