

PROCEEDINGS OF THE DAY
17

Day and Date	Thursday and 22.05.2025
Complaint No.	CR/4542/2023 Case titled as Balram VS Ramprastha Promoters & Developers Private Limited
Complainant	Balram
Represented through	Shri Gaurav Yadav Advocate
Respondent	Ramprastha Promoters & Developers Private Limited
Respondent Represented	Shri Khush Kakra Advocate on behalf of M/s Ramprastha Developers Pvt. Ltd.
Last date of hearing	06.03.2025
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings

The present complaint was filed on 10.10.2023 and reply was received on 28.02.2024 on behalf of Ramprastha Promoters & Developers Private Limited.

S.no.	Particulars	Details
1.	Name of the project	"Ramprastha City", Sector-92, 93 & 95, Gurugram.
2.	Project area	123.5687 acres
3.	Nature of the project	Residential plotted colony
4.	DTCP license no. and validity status	44 of 2010 dated 09.06.2010 valid till 08.06.2016
5.	Name of licensee	Ramprastha Builders Pvt. Ltd. and 25 others
6.	Unit no.	N.A.
7.	Area admeasuring	200 sq. yds. (as per payment receipts page no. 14 of

		the complaint)
8.	Date of execution of agreement to sell	Not executed
9.	Possession clause	N.A
10.	Payment receipts	20.12.2010 (page 14 of complaint)
11.	Due date of possession	20.12.2013 (Calculated as per <i>Fortune Infrastructure and Ors. vs. Trevor D'Lima and Ors. (12.03.2018 - SC); MANU /SC /0253 /2018</i> from the date of payment receipt i.e. 20.12.2010)
12.	Total sale consideration	N.A.
13.	Amount paid by the complainant	Rs.35,00,000/- (page no. 14 of the complaint)
14.	Occupation certificate /Completion certificate	Not obtained
15.	Offer of possession	Not offered

The complainant filed an application for amendment in complaint on 24.03.2025 seeking refund of the paid-up amount. Further, through the instant application the complainant submitted that the complainant is seeking relief from the M/s Ramprastha Developers Pvt. Ltd. instead of M/s Ramprastha Promoters and Developers Pvt. Ltd. and accordingly had filed fresh memo of parties impleading M/s Ramprastha Developers Pvt. Ltd. as only respondent to the present case.

Shri Khush Kakra, Advocate has appeared on behalf of M/s Ramprastha Developers Pvt. Ltd. and submits that in the instant matter the M/s Ramprastha Developers Pvt. Ltd. had issued payment receipt of Rs. 35 Lakhs on 20.12.2010 but no allotment letter has been issued and neither any agreement has been executed. Further, no unit is available and hence, the respondent is willing to refund the amount

In view of the above, the earlier reply filed by the earlier respondent are not considered as no relief is being sought by the complainant against them and has impleaded M/s Ramprastha Developers Pvt. Ltd. now as a respondent. Hence, the earlier respondent i.e. M/s Ramprastha Promoters



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हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

and Developers Pvt. Ltd. and M/s Ramprastha Estates Pvt. Ltd. are deleted from array of parties and M/s Ramprastha Developers Pvt. Ltd. is impleaded as respondent.

Arguments heard.

The respondent is directed to refund the entire amount paid by the complainant along with interest @ 11.10% per annum from the date of each payment till the actual date of refund of the deposited amount as per provisions of section 18(1) of the Act read with rule 15 of the rules, 2017.

Detailed order will follow. Matter stands disposed of.

V. I. 
Vijay Kumar Goyal
Member
22.05.2025