



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		12
Day and Date	Wednesday and 12.01.2022	
Complaint No.	CR/4793/2021 Case titled as Sikha Gupta and Sunita Rani VS AKME projects limited & Grand Star Reality Private Limited	
Complainant	Sikha Gupta and Sunita Rani	
Represented through	Shri Vijender Parmar Advocate	
Respondent	AKME projects limited & Grand Star Reality Private Limited	
Respondent Represented through	Shri Saurabh Advocate for R1 Ms. Divya Sharma Advocate for R2	
Last date of hearing	First hearing	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings through V.C

The present complaint was filed on **07.12.2021** and registered as **complaint no. 4793 of 2021**. As per the registry, complainant has sent copy of complaint along with annexures through speed post as well as through email. The tracking report of the same has been submitted by the complainant at page D-F of the complaint. The proof regarding the delivery of the complaint along with annexures made to the respondent, has been submitted by the complainant as available in the file. The registry of the authority sent a notice with a copy of the complaint along with annexures through speed post. The tracking report of the speed post is available in the file. Registry has also sent the notice along with a copy of the complaint through email at following email address i.e., manojpahwa@anantrajlimited.com & cmdtang@gmail.com. The same is shown to have been delivered on the above email address as per the report available in the file.



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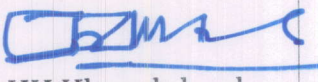
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The respondent No.1 has put in appearance through counsel Shri Saurbah Advocate who filed power of attorney and Ms. Divya Sharma Advocate for respondent No.2. The counsel for respondent No.1 intimated that the said project has been taken over by NCLT and IRP has been appointed since 2018. Further, the written reply will be filed within 3 weeks after consultation with IRP. The counsel for respondent No.2 submitted that the promoter for the project has taken loan from Yes Bank and in situation of its default in payment, the project was sold through open auction and M/s Grand Star Reality Pvt. Limited has taken over the project in the year 2016. However, the auction sale was fraudulent sale and a case has been filed before DRT Delhi for setting aside the auction. Further, the instant project land is part of litigation before Hon'ble Supreme Court in case of **Rameshwar and others versus State of Haryana** in Civil SLP No. 5725 of 2015. The association of allottee have moved Hon'ble Supreme Court by way of filing an application for excluding the project land from purview of the that judgment. The matter is still pending before Hon'ble Supreme Court. The counsel seeks four weeks time for filing reply. Accordingly, both the counsels for the respondents are directed to file reply within four weeks i.e., 14.02.2022 in the registry with an advance copy to the complainants.

The matter to come up on 11.03.2022 for further proceedings.

V.I. - 
Vijay Kumar Goyal
Member


Dr. KK Khandelwal
Chairman
12.01.2022