



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		9
Day and Date	Thursday and 03.04.2025	
Complaint No.	CR/4937/2022 Case titled as Manish Rathor VS Prompt Engineering Private Limited & Manglam Multiplex Private Limited	
Complainant	Manish Rathor	
Represented through	Shri Aditya Walia proxy counsel	
Respondent	Prompt Engineering Private Limited & Manglam Multiplex Private Limited	
Respondent Represented	Ms. Shriya Takkar and Ms. Smriti Srivastava Advocates	
Last date of hearing	16.01.2025	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings The present complaint has been filed on 27.07.2022 and registered as complaint no. 4937 of 2022 and the reply has been filed by the respondent no.1 on 03.08.2023 and respondent no.2 on 01.08.2024. The succinct facts of the case as per complaint and annexures are as follows:		
S. N.	Particulars	Details
1.	Name of the project	“M3M Corner Walk”
2.	Location of the project	Sector-74, Gurugram, Haryana
3.	Nature of the project	Commercial
4.	DTCP license no. and validity status	Not available
5.	RERA Registered/ not registered	17 of 2018 dated 24.01.2018 Valid up to 31.03.2025



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

6.	"Project - M3M Heights"	
7.	Unit no. – MH/TW/01/2805	Unit no. – MH/TW/01/2705
	Booking date: 08.05.2018	Booking date: 30.05.2018
	Allotment Letter: 12.05.2018 (page 36 of reply)	Allotment Letter: 30.05.2018 (page 111 of reply)
	Buyer's Agreement: 10.10.2018	Buyer's Agreement: 10.10.2018
	Demand letter: 30.05.2018	Demand letter: 13.10.2018
	Reminder : 15.10.2018	Reminder : 12.07.2019, 09.11.2019
	Pre Cancellation letter: 31.10.2018, 03.12.2019	Pre Cancellation letter: 03.12.2019, 17.12.2020.
	Cancellation letter: 11.11.2020	Cancellation letter: 11.11.2020, 24.12.2020
	Total sale consideration: Rs.1,47,24,884/-	Total sale consideration: Rs.1,47,24,884/-
	Amount Paid against the unit: Rs.3,95,074/-	Amount Paid against the unit: Rs.3,95,074/-
8.	"Project - M3M Corner Walk"	
9.	Unit no.	R5-206, Corner unit (As alleged at page no. 13 of the complaint)
10.	Unit area admeasuring	1265 sq. ft. (super area) (As alleged at page no. 4 of the complaint)
12.	Allotment letter w.r.t M3M Corner Walk	Not allotted
13.	Date of execution of BBA	Not executed
14.	Total sale consideration	Can't be ascertained



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

CR 4931/2022

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

15.	Amount paid by the complainants	Rs.1,00,000/- (As alleged by the complainant on page no. 13 of the complaint)
16.	Payment Plan	Not available
17.	Occupation certificate /Completion certificate	Not obtained
18.	Due date of possession	Cannot be ascertained
19.	Offer of possession	Not available
20.	Confirmation for transfer by M3M India Pvt. Ltd.	19.05.2020 (As per page 15 of complaint and as per page no. 72 of application for dismissal of complaint)
21.	Email from M3M India Pvt. Ltd. (w.r.t amount to be transferred without any-deduction)	16.09.2020 (page 19 of complaint)
22.	Email from M3M India Pvt. Ltd. (to submit fresh set of documents)	20.03.2021 (page 109 of reply)

The complainant is seeking refund of the deposited amount with interest.

The counsel for the complainant states that total amount was paid by the complainant against two units in M3M Heights is Rs.7,90,148/- and unit was to be transferred to new unit in project M3M Corner Walk as agreed in email dated 16.09.2020 at 19 of the complaint.

The counsel for the respondents states that the amount paid by the complainant to respondent no.2 is less than 10% of the sale consideration i.e., Rs.7,90,148/-. Whereas the complainant claims that he has paid Rs.8,90,000/-. Further states that respondent no.2 has already cancelled the units allotted to the complainant in project M3M Heights on account of non-payment of outstanding dues.

Further clarifies that respondent no.1 never issued any allotment letter nor



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

received any amount w.r.t M3M Corner Walk and the fund of units allotted in project M3M Heights was not transferred as the information provided by the complainant were incorrect, which were requested to provide correct/ fresh set of documents via email dated 20.03.2021.

Arguments heard.

Order reserved.

Parties may file brief written submissions within a period of 10 days with an advance copy to each other. The counsel for the complainant will also attach the proof of payments made to the respondent as an amount of Rs.8,90,000/- is being claimed while as per submissions of the respondent, only an amount of Rs.7,90,148/- against both the units as conveyed to the complainant in email dated 19.05.2020.

Matter to come up on **24.04.2025** for pronouncement of order.

V. I. 
Vijay Kumar Goyal
Member
03.04.2025