



PROCEEDINGS OF THE DAY

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Day and Date	Wednesday and 15.10.2025
Complaint No.	CR/5032/2024 Case titled as Nand Kishore Todi and Another VS Tashee Land Developers Private Limited & KNS Infracon Private Limited
Complainant	Nand Kishore Todi and Another
Represented through	Sh. Brigu Dhami, Advocate
Respondent	Tashee Land Developers Private Limited & KNS Infracon Private Limited
Respondent Represented through	None for R1 Sh. Subham, Advocate for R2. (filed POA)
Last date of hearing	03.09.2025
Proceeding Recorded by	H.R. Mehta and Kiran Chhabra

Proceedings

The present complaint was filed on 21.10.2024 and reply on behalf of the respondent had not been filed till date. Vide last order dated 03.09.2025, the defense of both the respondents was struck off.

Succinct facts of the case as per complaint and annexures are as under:

Sr. No.	Particulars	Details
1.	Name of the project	"Capital Gateway", Sector- 111, Gurugram
2.	Nature of the project	Group Housing Colony
3.	Area of project	10.462 acres
4.	RERA Registered/ not registered	Registered vide registration no. 12 of 2018 dated 10.01.2018 with RERA, Panchkula Extension certificate provided by RERA, Gurugram u/s-6 of Act vide no.



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HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

CA/5032/2024

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

		RC/REP/HARERA/GGM/T2 of 2018/7(3)/2022/3 dated 09.08.2022 which is valid upto 30.06.2025 for both phase-I and II
5.	License no. and validity	34 of 2011 dated 16.04.2011 Valid upto 15.04.2029
6.	Unit no.	403, 4 th floor, tower D (as per FBA at page 48 of complaint)
7.	Unit area admeasuring	1874 sq. ft. (as per FBA at page 48 of complaint)
8.	Date of execution of flat buyer's agreement with the complainant	23.02.2018 (Stamp paper annexed with agreement at Page 43 of complaint)
9.	Possession clause	2. Possession "2.1the First Party/Confirming Party proposes to handover the possession of the Flat to the Purchaser within approximate period of 24 months from the date of this Agreement . The Purchaser agrees and understands the First Party/Confirming Party shall be entitled to a grace period of 180 days (One Hundred and Eighty) days after the expiry of 36 months, for applying and obtaining the occupation certificate in respect of the Colony from the concerned authority..." (Emphasis Supplied) (FBA at page 55 of complaint)
10.	Due date of possession	23.08.2020 (Calculated to be 36 months from the date of approval of building plans being 07.06.2012 plus unqualified grace period of 180 days for applying and obtaining occupation certificate)
11.	Basic sale consideration	Rs.59,96,800/- (As per FBA at page 50 of complaint)
12.	Total Amount Paid	-
13.	Letter sent by respondent to complainant for acceptance of complainant's request for refund and allotment being changed from "Orion Galaxy" to allotment of 4	14.03.2018 (Page 40 of complaint)



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	units in the project "Capital Gateway"	
14.	Occupation certificate	Not obtained
15.	Offer of possession	Not offered

The counsel for the respondent No.2 has filed Power of Attorney today and seeks adjournment for arguing the matter.

The Authority observes that the complaint was filed one year ago and there is no justification for delaying the matter any further. However, in the interest of justice, parties may file written submissions within a period of two weeks with an advance copy to each other.

Matter to come up on 19.11.2025 for pronouncement of orders. Interim order shall continue.

Ashok Sangwan
Member
15.10.2025