PROCEEDINGS OF THE DAY	40
Day and Date	Wednesday and 10.09.2025
Complaint No.	CR/5474/2024 Case titled as Ramnika Singh and Adeesh Jain VS Emaar MGF Land Limited
Complainant	Ramnika Singh and Adeesh Jain
Represented through	Sh. Sanjeev Kumar Sharma, Advocate
Respondent	Emaar MGF Land Limited
Respondent Represented through	Sh. Anshul Mittal, Advocate (filed fresh power of attorney)
Last date of hearing	13.08.2025
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings

The present complaint has been filed on **14.11.2024** and registered as complaint bearing no.5474 of **2024**. Reply on behalf of the respondent has been received on **26.03.2025**.

Succinct facts as per the complaint are as follows:

S.No.	Particulars	Details
1.	Name of project	"Emerald Plaza in Emerald Hills"
2.	Location of project	Village-Nangli, Umarpur, Badshahpur, Maidawas, Gurugram
3.	Nature of project	Commercial Complex
4.	DTCP License	License no. 10 of 2009 Dated-21.05.2009
5.	HRERA registered	Not registered
6.	Allotment letter	01.06.2010 (As on page no. 32 of reply)

7.	Space no.	EPS-FF-090, Floor-FF (As on page no. 24 of complaint)
8.	Space Area	581.7sq.ft. [Super Area] (As on page no. 24 of complaint)
9.	Retail Space Buyer's Agreement	17.08.2010 (As on page no. 23 of complaint)
10.	Possession clause	**Clause 16** **POSSESSION** c) **Time of handing over the Possession** Within 30 months of the execution of the buyer's agreement d) The Company shall be entitled to a grace period of **one hundred and twenty (120) days over** and above the said period. [Emphasis supplied] (As on page no. 32 of complaint)
11.	Due date of possession	17.06.2013 [Calculated 30 months plus 120 days from the date of execution of the Buyer's Agreement]
12.	Payment plan	**Construction Linked**
13.	Sale consideration	Rs.41,92,102.30/- (As per schedule of payment on page no. 42 of complaint)
14.	Amount paid	Rs.45,32,534 /- (As per S.O.A dated 11.03.2025 on page no. 103 of reply
15.	Occupation certificate	08.01.2018 (As per TCP website]
16.	Offer of possession	23.01.2018

		(As on page no. 106 of reply)
17.	Unit handover letter	22.10.2018 (As on page no. 110 of reply)
18.	Conveyance Deed	19.12.2018 (As on page no. 114 of reply)

The counsel for the respondent has placed on record power of attorney and states that he has been recently engaged and seeks an adjournment in the matter to argue the case.

The Authority observed that the complaint was filed on 14.11.2024 i.e. nine months ago and there is no justification in adjourning the matter any further.

Arguments heard.

Order reserved.

However, in the interest of justice, the parties may file written arguments within a period of two weeks with an advance copy to each other.

Matter to come up on 08.10.2025 for pronouncement of orders.

Ashok Sangwan
Member
10.09.2025