PROCEEDINGS OF THE DAY	30
Day and Date	Tuesday and 16.09.2025
Complaint No.	CR/6065/2024 Case titled as Shiba Mehra VS Ramprastha Developers Private Limited & Ramprastha Promoters and Developers Private Limited & Ramprastha Estate Private Limited
Complainant	Shiba Mehra
Represented through	Shri Garvit Gupta Advocate
Respondent	Ramprastha Developers Private Limited & Ramprastha Promoters and Developers Private Limited & Ramprastha Estate Private Limited
Respondent Represented through	Ms. Mrinal Dave Adv. for R1 Ms. R. Gayathri Manasa and Shri Vishal Majumdar Adv. for R2 & R3
Last date of hearing	19.08.2025
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings

The counsel for the respondents requested for adjournment as bank account as well as land owned by the respondent company has been provisionally attached by ED. It was submitted by the counsel for the respondents that proceedings against the respondents and its directors are ongoing in Gurgaon Court in CIS No. REMP 292-2025 and CIS No. REMP 293-2025 respectively, hence, the present matter may be decided post the investigation and release order by ED.

On the contrary, the counsel for the complainant states that as on date there is no stay order by any court wherein it has been directed that the Authority cannot decide the RERA complaints for the purpose of determining the rights of the allottee. The counsel further states that ED investigation is parallel

proceeding and has no bearing on the rights of the allottee including direction of allotment, execution of BBA and delayed possession charges, which can only be recognized and granted by RERA and not by ED which primarily deals with the aspect of money laundering. The powers and jurisdiction of RERA are independent and completely different from the powers as granted to ED. The counsel for the complainant also clarified that before the Gurgaon Courts, the proceedings have been initiated by ED against Mr. Arvind Walia and Mr. Sandeep Yadav only and not against the respondents company, which is a distinct and separate entity.

The counsel for the respondents state that proceedings have been initiated in the Gurgaon court against all the directors and the companies, namely Ramprastha Developers Pvt Ltd Ramprastha Promoters and Developers Private Limited, Ramprastha Estate Private Limited, and others. The counsel for the respondents further assures that before the next date of hearing, they will provide all the details of the investigation, including details of property which has been attached by the ED.

The respondent is directed to provide a detailed status on the proceedings before the Enforcement Directorate, including specific information on which land have been attached as part of the investigation process within a period of 2 weeks.

Matter to come up on **04.11.2025** for further proceedings.

Vijay Kumar Goyal
Member

Arun Kumar
Chairman
16.09.2025