

PROCEEDINGS OF THE DAY		29
Day and Date	Wednesday and 02.07.2025	
Complaint No.	CR/67/2024 Case titled as Sudarshan Gupta VS Parsavnath Developers Private Limited	
Complainant	Sudarshan Gupta	
Represented through	Shri Kailash Chand Pandey Advocate	
Respondent	Parsavnath Developers Private Limited	
Respondent Represented	Ms. Shambhavi proxy counsel	
Last date of hearing	26.03.2025	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings		
The present complaint has been received on 29.01.2024 and the defence of the respondent was struck off vide order dated 08.01.2025.		
Succinct facts of the case are as under:		
Sr. No.	Particulars	Details
1.	Name of the project	"IT Park Colony" in Sector 48, Gurgaon
2.	Nature of the project	Commercial/IT space
3.	DTPC license no.	47 of 2008 dated 11.03.2008
	Validity status	10.03.2020
	Name of licensee	Dharmander - Karambir & 3 others
	Licensed area	6.45 Acres
4.	RERA registered/not registered	Not registered
5.	Unit no.	No space no. was allotted.
6.	Unit area	Super area of 1000 sq. ft. (page 19 of complaint)
7.	Date of execution of MoU	20.02.2006



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

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CR/67/2024

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

		(page 18 of complaint)
8.	Due date of possession	20.02.2009 [Calculated as per Fortune Infrastructure and Ors. vs. Trevor D'Lima and Ors. (12.03.2018 - SC); MANU/SC/0253/2018]
9.	Total sale consideration	Rs.15,00,000/- (page 19 of complaint)
10.	Total amount paid by the complainant	Rs.13,50,000/- (as per page 26-27 of complaint)
11.	Assured return clause	"That out of the said total consideration amount the Second Party shall pay to the First Party a sum calculated @ Rs.1350/- per square foot of the entire super area to be allotted, on or before the signing of this Memorandum of Understanding. That First Party shall after receipt of part consideration. @ Rs.1350/- per square foot of the entire super area i.e. Rs.1350000 (Rupees Thirteen Lakhs Fifty Thousand only) give an investment return @ Rs. 26.09 per square foot per month i.e. Rs.26090 (Rupees Twenty Six Thousand Ninety only) by way of interest (subject to deduction of tax at source) w.e.f. 4/1/2006 on quarterly intervals at the end of every quarter for which it is due. That the First Party shall give an investment return (interest) @ Rs.27.50 per square foot per month of area of the Proposed Premises subject to the timely payment of balance consideration amount @ Rs.150/- per square foot of the space area i.e. Rs.150000 (Rupees One Lakh Fifty Thousand only) by Second Party till the date of offer of possession of space in the Complex."

An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण

CR/67/2024

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी.डब्ल्यू.डी. विश्राम गृह सिविल लाईंस गुरुग्राम हरियाणा

12.	Approval of revised building plans	25.06.2021
13.	Occupation certificate	Not yet received
14.	Offer of possession	Not offered

Previous cost not paid.

The proxy counsel for the respondent seeks an adjournment in the matter and states that arguing counsel is not available today. It is observed that the defence of the respondent has already been struck of vide proceedings dated 08.01.2025 for non-filing of reply despite sufficient opportunities. The matter is pending since 29.01.2024 and there is no justification in delaying the matter any further.

Arguments of the counsel for the complainant heard.

In the interest of justice, the respondent may file written submissions within a period of 2 weeks with an advance copy to the complainant.

Order reserved.

Matter to come up on **06.08.2025** for pronouncement of order

		Ashok Sangwan Member 02.07.2025
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