

PROCEEDINGS OF THE DAY
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Day and Date	Friday and 11.04.2025
Complaint No.	CR/989/2024 Case titled as Rajan Munglani and Nikunj Muglani VS Vatika Limited
Complainant	Rajan Munglani and Nikunj Muglani
Represented through	Ms. Swaralipi Deb Roy Advocate
Respondent	Vatika Limited
Respondent Represented through	S/Shri Anurag Mishra and Dhananjay Jain Advocates
Last date of hearing	03.01.2025
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings

The present complaint has been received on 01.04.2024 and the reply on behalf of respondent was received on 05.07.2024.

The counsel for the complainants' states that the BBA was executed on 17.12.2018 and till date the project has not been completed. The respondent has failed to offer possession of the subject unit after receipt of occupation certificate from the competent authority. Furthermore, the project has been abandoned by the respondent. The complainants have paid an amount of Rs. 12,82,655/- against the sale consideration of Rs. 66,33,535/-. Thus, the complainants have filed the present complaint seeking refund the entire amount paid by complainant along with interest @18% per annum till its realization.

The counsel for the respondent states that upon failure to continue the development work of the project as per the proposed plan and layout due to the reasons beyond its control, the Respondent no. 1 was constrained to file a proposal bearing "In Re: Regd. No. 213 of 2017 sated 15.09.2017, for de-registration of the Project "Turning Point".

Arguments heard.

The respondent is directed to refund the entire amount paid by the complainants along with interest @ 11.10% per annum from the date of each



HARERA
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HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियमक प्राधिकरण, गुरुग्राम

CR/989/2024

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

payment till the actual date of refund of the deposited amount as per provisions of section 18(1) of the Act read with rule 15 of the rules, 2017.

Detailed order will follow. Matter stands disposed off.

Arun Kumar
Chairman
11.04.2025