

PROCEEDINGS OF THE DAY		11
Day and Date	Tuesday and 03.09.2024	
Complaint No.	M.A. No. 475/2024 in CR/5935/2022 Case titled as Om Prakash Sharma V/s Ramprastha Developers Private Limited	
Complainants	Om Prakash Sharma	
Represented through	Shri Sanjeev Kumar sharma	
Respondent	Ramprastha Developers Private Limited	
Represented through	None	
Last date of hearing	Rectification	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Order		
<p>The aforesaid complaint was disposed of vide order dated 28.05.2024 of the authority wherein the complainant was held entitled for delay possession charge along with prescribed rate of interest. An application dated 26.07.2024 was filed by the complainant for rectification of order dated 28.05.2024.</p> <p>The complainant states that the relevant part of the chart as per para 19 of the order is reproduced herein for ready reference of the Authority which is as under:</p>		
Name of the project	Ramprastha City, Sector- 37-D	
Project Area	Cannot be ascertained	



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हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Complainant	Cheque No.	Amount paid by the complainant (Rs.)	Bank	Size of the Plot	Total sale consideration	Balance Amount
Om Prakash Sharma Complainant No.1	239451	5,00,000	ICICI Bank	500 Sq. Yd	Rs. 97,50,000/-	Rs. Rs. 82,50,000/-
Om Prakash Sharma Complainant No.1	306289	5,00,000	BOM Bank	500 Sq. Yd		
Om Prakash Sharma Complainant No.1	28356	5,00,000	ICICI Bank	500 Sq. Yd		
Ashok Kumar Sharma Complainant No.2	322267	5,00,000	BOM Bank	500 Sq. Yd	Rs.32,50,000/-	Rs. 27,50,000/-
Kusum Lata Sharma Complainant No.3	518656	5,00,000	BOM Bank	500 Sq. Yd	Rs.32,50,000/-	Rs. 27,50,000/-
P.K Sharma Complainant No.4	320565	5,00,000	BOM Bank	500 Sq. Yd	Rs.32,50,000/-	Rs. 27,50,000/-
Usha Sharma Complainant No.5	320546	5,00,000	BOM Bank	500 Sq. Yd	Rs.32,50,000/-	Rs. 27,50,000/-
Geeta Sharma	305127	5,00,000	BOM Bank	500 Sq. Yd	Rs.32,50,000/-	Rs. 27,50,000/-



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Complainant No.6						
Shivas Departmental Store Complainant No.7	330194	5,00,000	BOM Bank	500 Sq. Yd	Rs.32,50,000/-	Rs. 27,50,000/-
Jyoti Sharma Complainant No.8	320546 329646	5,00,000 5,00,000	BOM Bank BOM Bank	500 Sq. Yd	Rs.32,50,000/-	Rs. 27,50,000/-
ETI SHARMA Complainant No.9	133847 98025	5,00,000 27,50,000	AXIS Bank AXIS Bank	500 Sq. Yd	Not placed on record	Not placed on record
ETI SHARMA Complainant No.9	0768231 196402	5,00,000 27,50,000	AXIS Bank AXIS Bank	500 Sq. Yd	Not placed on record	Not placed on record
VIKAS SHARMA Complainant No.10	307943 183577	5,00,000 27,50,000	ING Bank	500 Sq. Yd	Rs.32,50,000/-	Rs. 27,50,000/-
CHETAN SHARMA Complainant No.11	44581	5,00,000 27,50,000	BOM Bank	500 Sq. Yd	Rs.32,50,000/-	Rs. 27,50,000/-

While filing of the complaint the complainant no. 9 & 11 are subsequent allottees. The complainant no. 9 and 11 has already paid the entire sale



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consideration of Rs. 32,50,000/- which is evident from para 3.16 of the complaint.

The complainant further states that the Tabular chart in para 19 of the judgement, at serial no. 10,11,12,13 and 14 related to complainant no. 8, 9, 10 and 11 should be as under:

Name of the project	Ramprastha City, Sector- 37-D					
Project Area	Cannot be ascertained					
Complainant	Cheque No.	Amount paid by the complainant (Rs.)	Bank	Size of the Plot	Total sale consideration	Balance Amount
Jyoti Sharma Complainant No.8	320546	5,00,000	BOM Bank	500 Sq. Yd	Rs.32,50,000/-	NIL
	329646	5,00,000	BOM Bank			
ETI SHARMA Complainant No.9	133847	5,00,000	AXIS Bank	500 Sq. Yd	Rs.32,50,000/-	NIL
	98025	27,50,000	AXIS Bank			
ETI SHARMA Complainant No.9	0768231	5,00,000	AXIS Bank	500 Sq. Yd	Rs.32,50,000/-	NIL
	196402	27,50,000	AXIS Bank			
VIKAS SHARMA Complainant No.10	307943	5,00,000	ING Bank	500 Sq. Yd	Rs.32,50,000/-	NIL
	183577	27,50,000				



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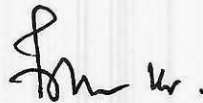
CHETAN SHARMA Complainant No.11	44581	5,00,000	BOM	500 Sq. Yd	Rs.32,50,000/-	NIL
		27,50,000	Bank			

Finding of the Authority: On 26.07.2024, the complainant submitted an application under Section 39 of the Act, 2016, seeking rectification of the proceedings dated 03.09.2024. After consideration of all the facts and circumstances, the authority is of view that the application specifically addressed a table detailing amounts paid by each complainant and the sale consideration for specific units, asserting that the table contained inaccuracies. Upon review, the Authority noted that the table was prepared based on the documents submitted by the complainants themselves. It was determined that there is no error or need for correction in the proceedings

Therefore, the application filed by the complainant is hereby dismissed.


Mater stands disposed of. File be consigned to the registry.

(Ashok Sangwan)
Member



(Arun Kumar)
Chairman

Haryana Real Estate Regulatory Authority, Gurugram

V.I - 
(Vijay Kumar Goyal)
Member

Dated: 03.09.2024