



<b>PROCEEDINGS OF THE DAY</b>		<b>80</b>
Day and Date	Tuesday and 22.07.2025	
Complaint No.	CR/939/2025 Case titled as Sanyam Gupta VS Mungram Multiplex Private Limited	
Complainant	Sanyam Gupta	
Represented through	Shri Rishabh Gupta Advocate	
Respondent	Mungram Multiplex Private Limited	
Respondent Represented through	Ms. Shriya Takkar Advocate	
Last date of hearing	04.07.2025	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

**Proceeding-cum-Order**

Argument heard.

The complainant states that he was allotted unit MH TW-04-3804 through an allotment letter dated 16.02.2021, followed by a registered agreement to sale on 05.05.2022, after paying the entire sale consideration. As per the allotment letter, the complainant was entitled to a monthly rebate upon completion of a specific payment milestone. The respondent also introduced a scheme (PYP) under which the complainant transferred his old property, but the respondent later cancelled the offer stating they could not transfer the property to their name and return back the property to the complainant and asked Rs. 33,00,000/- after giving discount of Rs. 42,00,000/- on the total value of the flat. The complainant paid Rs. 33,00,000/- to the respondent developer. Despite completing the construction and obtaining the occupation certificate on 09.09.2024, the respondent arbitrarily cancelled the allotment on 27.08.2024, citing alleged UPI fraud linked to the complainant's account. However, the complainant contends that he was neither involved in nor aware of any fraud, and the disputed transaction was not initiated by him. The respondent unilaterally cancelled the unit without legal basis under Clause 10.3(iii), and has failed to respond to the complainant's emails or a legal notice dated 22.10.2024. The complainant alleges the cancellation was done in bad faith to resell the unit at a higher price. The complainant is seeking setting aside



**HARERA**  
**GURUGRAM**

**HARYANA REAL ESTATE REGULATORY AUTHORITY**  
**GURUGRAM**

**हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम**

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

of cancellation, delay possession charge, possession and execution of conveyance deed.

On the contrary, the respondent states that Ms. Suman, the original applicant, initially booked unit MH TW-04-3804 in the M3M Heights project for Rs.2.48 crore and later requested substitution in favour of her son, Mr. Sanyam Gupta (the complainant), which the respondent company accepted. A builder buyer agreement was executed on 05.05.2022. Despite several reminders from the respondent between 2022 and 2024 for payment of outstanding dues, the complainant failed to make timely payments. Nevertheless, the respondent extended monthly rebates and adjusted substantial amounts as goodwill. After receiving demand notices post application for occupancy certificate (OC) on 01.03.2024, the complainant continued defaulting. Meanwhile, the respondent company received communications from police in Karnataka and Tamil Nadu alleging that payments made by the complainant were linked to UPI fraud and considered proceeds of crime, which led to freezing of the company's Master Account and operational disruption. Due to these serious allegations and under Clause 10.3(iii) of the BBA, the company cancelled the allotment on 27.08.2024. The respondent now seeks direction from the competent authority regarding refund of the paid amount, considering the police investigation, and notes that the unit has since been re-allotted, rendering the complaint infructuous.

**Direction of the Authority:**

After consideration of all the facts and circumstances, Authority of view that since certain criminal proceedings are ongoing in different jurisdictions (Tamil Nadu and Karnataka) with regard to the allegedly tainted transaction (Rs. 1.5 lakh). Therefore, the complainant may approach the Authority afresh after the conclusion of the investigation or trial in the alleged UPI fraud matter.

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

Ashok Sangwan  
Member

  
Arun Kumar  
Chairman  
22.07.2025