



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 लाईंस, गुरुग्राम, हरियाणा

PROCEEDINGS OF THE DAY		8
Day and Date	Tuesday and 01.04.2025	
Complaint No.	MA NO. 182/2025 in CR/4644/2022 Case titled as Univer Solutions Private Limited VS ISH Realtors Private Limited	
Complainant	Univer Solutions Private Limited	
Represented through	Shri Harsh Jaidka Advocate	
Respondent	Ish Realtors Private limited. Mr. Naveen Gambhir Mr. Vivek Arora Mr. Prasanta Arora M/s Solutrean Building Technologies Limited Mr. Sandeep Sahani Mr. Divyansh Sahni Mr. Raman Kumar Mr. Bhavya Sahni Mr. Ajay Singh Mr. Hemant Kumar Mr. Jitender Janghu Mr. Sat Narayan Mr. Sudesh Kumar Mr. Sunil Kumar M/s Anjum Estate Private Limited Mr. Amit Yadav Mr. Mahesh Yadav	
Respondent Represented	Ms. Apoorvi proxy counsel	
Last date of hearing	Application u/s 39 of the Act	
Proceeding Recorded by	Naresh Kumari and HR Mehta	



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MANO 182/2025 in CR 4644/2022

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Proceedings-cum-order

The present matter was disposed of on 07.01.2025.

The complainants have filed an application for clarification of order dated 07.01.2025. The complainants have stated that, after appearance of the respondents, both the parties settled the matter and accordingly the settlement agreement dated 13.10.22 was submitted in Authority on basis of the same, the matter was disposed of on 15.11.2022. Thereafter, as the respondent was not complying with the terms and conditions of the settlement agreement executed between the parties as well as order 15.11.2022 passed by the Authority hence having no option left complainant filed an application to revive the present matter. In the application filed by the complainant the Authority issued notice to respondents and after their appearance vide order dated 07.01.2025 dismissed the application filed by the complainants. The order dated 07.01.2025, reproduced below:

"In view of the above as the complaint has already been disposed of by the Authority, it is for the parties to proceed as per the settlement agreement dated 13.10.202 which is recorded as part of the order. The Authority is of the view that the complaint cannot be reopened or received at this stage. Moreover, the complainants have already proceeded against the respondent for appropriate remedy in the court of competent jurisdiction therefore, no further proceeding lie before the Authority. Accordingly, the complaint is dismissed being not maintainable. File be consigned to the registry".

Further states that after the initial complaint was disposed of by the Authority vide order dated 15.10.2022 that complaint was not revived and as such, on 07.01.2025 there was no complaint which was pending before the Authority. On 07.01.2025 the application to revive the complaint which was already disposed of vide order dated 15.10.2022 was pending before the Authority. Inadvertently in order dated 7th of January the Authority has observed that accordingly the complaint is dismissed being not maintainable is not appropriate in view of the fact that on that day the complaint was not even pending before the Authority, hence the above observation was completely beyond the scope of the application which was dismissed vide order dated 07.01.2025. Therefore, in order dated



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07.01.2025 rather than the "complaint is dismissed", the word has to be changed as the "application is dismissed".

Heard. Rectification as above is allowed being an error apparent from record. File be consigned to the registry.

Ashok Sangwan
Member

Arun Kumar
Chairman
01.04.2025

Vijay Kumar Goyal
Member