

**BEFORE THE HARYANA REAL ESTATE REGULATORY AUTHORITY,
GURUGRAM**

Complaint no. : 5583 of 2023
Order pronounced on: 27.02.2025

1. Suchit Khanna

2. Moleshree Juneja

Both R/o: GH-12/81, Paschim Vihar, New Delhi 110087

Complainants

Versus

Bright Buildtech Pvt. Ltd.

Regd. Office: 301/18, 1st Floor, Krishna Mansion,
Civil Lines, Gurugram, Haryana - 122001

Respondent

CORAM:

Shri Vijay Kumar Goyal

Member

APPEARANCE:

Shri Harshit Batra (Advocate)

Shri Vijay Nair (Advocate)

**Complainants
Respondent**

ORDER

1. The present complaint has been filed by the complainants/allottees under section 31 of the Real Estate (Regulation and Development) Act, 2016 (in short, the Act) read with rule 28 of the Haryana Real Estate (Regulation and Development) Rules, 2017 (in short, the Rules) for violation of section 11(4)(a) of the Act wherein it is inter alia prescribed that the promoter shall be responsible for all obligations, responsibilities, and functions under the provisions of the Act or the rules and regulations made there under or to the allottee as per the agreement for sale executed inter-se them.

A. Unit and Project-related details:

2. The particulars of the project, the details of sale consideration, the amount paid by the complainant, the due date of proposed handing over of the possession, and the delay period, if any, have been detailed in the following tabular form:

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S. No.	Particulars	Details
1.	Name and location of the project	"Woodview Residencies", Sector-89 & 90, Gurgaon
2.	Nature of the project	Residential Plotted Colony
3.	Project area	101.081 acres
4.	DTCP license no.	59 of 2013 dated 16.07.2013
5.	RERA Registered/ not registered	Lapsed
6.	Unit No.	C-26-UGF (Old)/D3-FF (New) (Page no. 32 of complaint)
7.	Area of unit	1415 sq ft (Old)/1685 sq ft (New)
8.	Date of allotment	11.06.2015 (Page no. 32 of complaint)
9.	Date of builder buyer agreement	25.08.2015 (Page 33 of complaint)
10.	Possession clause	<p>5.1 . Possession of Dwelling Unit</p> <p><i>..... the construction of Building Block in which the Dwelling Unit is situated within 36 months, with a grace period of 6 months from the date of issuance of allotment letter provided that all amounts due and payable by the Buyer has been paid to company.</i></p> <p style="text-align: right;"><i>(Emphasis supplied)</i></p> <p>(Page no 39 of complaint)</p>
12.	Due date of possession	11.12.2018 (As per BBA calculated from 36 months from the date of allotment + Grace period of 6 months is allowed unconditionally)
13.	Sale consideration	Rs. 1,53,56,129/- (Page no. 36 of complaint)
14.	Total amount paid by the complainant	Rs. 47,84,877/- (As per page 22 of complaint)
15.	Occupation certificate	Not Obtained
16.	Offer of Possession	Not Offered

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B. Facts of the complaint:

3. The complainants have made following submissions in the complaint:

- a. Around 2013, the respondent was blazoning itself as one of the supreme real estate developers in the market. The respondent was principally selling the idea of a supreme living in the future surrounded with a number of amenities like children's play area, swimming pool, club house, rainwater harvesting etc. and harped on the aspirations of the complainants to get such a dream home. That the complainants were made to believe that the proposed residential units of the Respondent are reserving fast owing to the gigantic future benefits being perceived by the many prospective allottees.
- b. The complainants booked a unit in the project of the respondent through application form dated 09.09.2014 by paying a booking amount of Rs. 10,00,000/- via cheque no. 098961 drawn on Syndicate Bank dated 10.09.2014. The complainants were subsequently allotted a unit bearing no. C-26, UGF, Pocket 3 having super area 1415 sq. ft. after a delay of almost 9 months vide allotment letter dated 11.06.2015.
- c. Since the booking of the unit, the respondent has miserably failed in living up to its assurances and has resultantly, caused breach of trust, breach of contract, and has undergone unfair trade practices by taking exorbitant amount of money from the complainants, over and above the agreed terms and conditions. That all the promises and assurances by the respondent and its representatives were nothing but a web of false promises in order to trap the innocent allottees and grasp their hard-earned money for the personal gain of the respondent.
- d. The respondent, while assuring the timely possession of the unit categorically mentioned that the possession of the unit shall be delivered to the complainants within a period of 36 months from the date of allotment of the unit. However, delayed in the allotment of the unit which was finally done

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- on 11.06.2015, i.e., after a delay of almost 9 months from the date of application for the booking of the unit.
- e. After the allotment of the unit in favor of the complainants, a builder buyer agreement dated 25.08.2015 was executed between the parties. It is pertinent to mention here that the clauses of the agreement dated 25.08.2015 were substantively unfair, harsh, arbitrary and one-sided.
- f. The complainants had objected to the same, upon which, the respondent threatened the complainants that in case of non-execution of the agreement, the entire amount paid will be forfeited. That pressurized by the extreme unfair trade practice of the Respondent and since the respondent had already extracted an exorbitant sum of Rs. 14,19,939/- from the complainants before the execution of the agreement, the complainants had no other option than to sign on the dotted lines.
- g. At this stage, it is imperative to mention here that after the execution of the agreement between the parties, the unit of the complainants were changed from C26-UGF Pocket 3 to D3-FF in the same project without the prior consent of the complainants. The complainants, on 08.05.2018 had received a fresh allotment letter categorically stated that a unit bearing no. D3-FF admeasuring 1685 sq. ft. has been allotted to the complainants after the payment of booking amount of Rs. 7,43,649.60/- whereas no cheque of the said amount was ever provided by the complainants to the respondent.
- h. The Respondent, very cunningly initially stated that the allotment is done on the basis of the application of the complainants and thereafter transferred the funds of the previous unit to the new unit without any prior intimation to the complainants whereas no such request via application form was ever made by the complainants.
- i. The complainants had provided for timely payments to the respondent as per the demands raised by the respondent in lieu of the above captioned unit.

- The complainants in order to buy the unit have paid an amount of Rs. 47,84,877/- in accordance with the demands raised by the respondent.
- j. The complainants, in their most *bonafide* conduct, in order to fulfil all their obligations under the agreement and to provide timely payments to the Respondent, had also taken a loan of Rs. 1,15,17,096/- from HDFC Bank with a hope that the possession of the unit shall be provided to them on time.
- k. As per the clause 5.1 of the agreement dated 25.08.2015, the due date of handing over the possession of the unit was 36 months from the date of issuance of allotment letter. As the allotment letter for the unit was issued on 11.06.2015, the due date of offer of possession shall be commuted from 11.06.2015. Hence, the due date comes out to be 11.06.2018, however, the possession of the unit has not been offered till date.
- l. Due to the delay in providing the possession of the unit to the complainants, the complainants contacted the representatives of the respondent vide email dated 15.03.2021 and 03.10.2021 and visited the site of the project in order to know the actual status of the construction of the project but to no avail. The construction of the project was going on in a very slow pace. it is imperative to mention here that the complainants have also written various emails to the respondent in order to attend and remove deficiency in services by the respondent.
- m. Again on 10.05.2023, the complainants had written a reminder email to the respondent inquiring about the status of construction of the project and the expected due date for delivery of the unit for which the respondent replied and stated that they have already received the occupation certificate for many floors and had also applied for the same for other floor but the respondent the actual status with respect to the unit of the complainants is yet unclear. However, the respondent had not obtained occupation

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certificate for the said project till date even after a delay of more than 5 years and no possession of the unit has been offered till date.

- n. The complainants were shocked and had lost faith in the respondent and the project. Not intending to stand the breach of contract, the loss of profits, the financial burden and the mental agony, the complainants has prayed to refund the total amount paid.
- o. In light of the above facts, the Hon'ble Authority is requested to refund the amount that the complainants have paid till date in view of section 18 of the Act along with the interest and compensation as they have been unnecessarily subjected to mental and financial harassment by the respondents by illegally retaining her money.

C. Relief sought by the complainants:

4. The complainants have sought the following relief(s):
- i. Direct the respondent to refund the entire amount paid by the complainants at the prescribed rate @ MCLR + 2% from due date of payment till actual realization.
- ii. Direct the respondent not to create third-party rights till actual realization of the complete refund amount.
- iii. Any other relief which this Hon'ble Authority deems fit and just.
5. On the date of hearing, the authority explained to the respondent /promoter about the contraventions as alleged to have been committed in relation to section 11(4) of the Act to plead guilty or not to plead guilty.

D. Reply by the respondent:

6. The respondent has made following submissions in the reply:
- a. The complainant on his own free will and volition had approached the respondent for allotment of 'unit' in said project and initially submitted application form for booking the dwelling unit in the said project.

- b. Upon submission of the application form for allotment of the unit, the respondent vide letter of allotment dated 11.06.2015 had allotted to the complainant flat no. C-26, UGF. The allotment letter also contained the details of the payment plan and the particulars of the unit allotted to the complaint in the said project. It is pertinent to mention that as per payment plan opted, the complainant had only paid an amount of 47,84,877/- and accordingly, the respondent had issued payment acknowledgment receipts. The total consideration of the unit agreed was Rs. 1,53,56,129.97/-.
- c. Thereafter, the builder buyer agreement was executed between the parties on 25.08.2015 which contained all the terms and conditions of the allotment and possession of the unit booked by the complainant. As per the terms of the agreement, the unit of the complainant was to be completed within a period of 36 months + 6 months grace from the date of execution of the builder buyer agreement.
- d. The unit of the complainant was changed with the consent of the complainant and a new unit i.e. D-3, first floor was allotted to the complainant. In respect of the transfer of unit, the complainants had submitted fresh application form on 26.04.2018 and the allotment of the same was confirmed vide letter dated 08.05.2018.
- e. Albeit the period 42 months for completion of the construction had elapsed, however, due to unforeseen circumstances beyond the control of the respondent, the project could not be completed on time.
- f. The respondent has bonafide reasons to state that project of the has been reasonably delayed. It is pertinent to mention here that the reasons for delay in project are stoppage of construction activities in NCR region by the orders of court, non-availability of construction material and labour, implementation of nationwide 'lockdown' to contain the spread of 'Covid-19', etc. Moreover, all

these situations and adverse conditions is 'force majeure' circumstance which is beyond the control of the respondent.

- g. The complainant is well aware of the fact that respondent has appointed 'ACE' as the development manager for construction and completion of the said project. The respondent had informed the complainant about the appointment of the "development manager" who is responsible for all activities including the construction and sales of the project as per the development management agreement (DMA) dated 23.05.2019.
- h. Due to the exponential increase in the cases of 'Covid-19', the Central Govt. had imposed nationwide 'lockdown' w.e.f. 25.03.2020 which has been extended till 30.06.2020, resultantly, the same has caused serious impact on the economy posing difficult challenges for everyone. It is pertinent to mention that prior, to this unprecedented situation of pandemic 'Covid-19', the respondent along with the development manager had been carrying out the construction of the project at full pace and was expecting to deliver the units to the buyers by the end of year 2020, however, due to the sudden outbreak of the pandemic and closure of economic activities, the respondent had to stop the construction work during the 'lockdown', as such, amid this difficult situation of 'force majeure' the respondent is not in a position to adhere to the arbitrary demands of the complainant for cancellation of the allotment and refund of the monies along with interest due the reasons mentioned hereinabove.
- i. Other than the above reasons, the delay in handing over the possession of the dwelling unit/ apartment has been caused due to various reasons which were beyond the control of the respondent. Following important aspects are relevant which are submitted for the kind consideration of this Hon'ble Authority:
- Non-booking of all apartments seriously affected the construction: It is submitted that the global recession badly hit the economy and particularly the real estate sector. The construction of project of the respondent is

dependent on the monies received from the bookings made and monies received henceforth, in form of instalments paid by the allottees.

- Lack of adequate sources of finance;
- Shortage of labour;
- Rising manpower and material costs;
- Approvals and procedural difficulties.
- There was extreme shortage of water in the region which affected the construction works;
- There was shortage of bricks due to restrictions imposed by Ministry of Environment and Forest on bricks kiln;
- Unexpected sudden declaration of demonetization policy by the Central Government, affected the construction works of the Respondent in a serious way for many months. Non-availability of cash-in-hand affected the availability of labours;
- Recession in economy also resulted in availability of labour and raw materials becoming scarce;
- There was shortage of labour due to implementation of social schemes like National Rural Employment Guarantee Act (NREGA) and Jawaharlal Nehru Urban Renewal Mission (JNNURM);
- Direction by the Hon'ble National Green Tribunal & Environmental authorities to stop the construction activities for some time on regular intervals to reduce air pollution in NCR region.
- it is relevant to mention here that due to the increase in pollution in National Capital Region, the Hon'ble Supreme Court of India vide Order dated 04.11.2019 passed in *Writ Petition (Civil) No. 13029 of 1985 titled as "M.C. Mehta-Versus-Union of India & Ors"* had put a blanket ban on the construction activities in the National Capital Region. Subsequently vide order dated 09.12.2019, the Hon'ble Supreme Court of India lifted the ban

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partially i.e., construction activities were only allowed between 6:00 AM to 6:00 PM. It is pertinent to mention that due to the aforesaid restraining orders passed by the Hon'ble Supreme Court of India all the construction activities in the National Capital Region came to a standstill, resultantly the project got delayed. The said ban is completely lifted by the Hon'ble Supreme Court only on 14.02.2020.

- The table concluding the time period for which the construction activities in the Project was restrained by the orders of competent Authority/Court are produced herein below as follows:

S. No.	Court/Authority & Order Date	Title	Duration
1.	National Green Tribunal- 08.11.2016 10.11.2016	Vardhman Kaushik vs Union of India	08.11.2016 to 16.11.2016
2.	National Green Tribunal 09.11.2017	Vardhman Kaushik vs Union of India	Ban was lifted after 10 days
3.	Press Note by EPCA- Environment Pollution (Prevention and Control) Authority	Press Note-31.10.2018	01.11.2018 to 10.11.2018
4.	Supreme Court- 23.12.2018	Three-day ban on industrial activities in pollution hotspots and construction work	23.12.2018 to 26.12.2018
5.	EPCA/ Bhure Lal Committee Order- 31.10.2018	Complete Ban	01.11.2019 to 05.11.2019
6.	Hon'ble Supreme Court 04.11.2019-14.02.2020	M.C Mehta v. Union of India Writ Petition (c) no. 13029/1985	04.11.2019 to 14.02.2020
7.	Government of India	Lockdown due to Covid-19	24.03.2020 to 03.05.2020
8.	Government of India	Lockdown due to Covid-19	8 weeks in 2021

Total	37 weeks (approximately)
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- j. Demand of the Complainant to demand exorbitant amount in the form of compensation is baseless and jeopardise the whole project. It is submitted that if there is any delay in handing over the possession, the delay compensation shall be given to the complainant in the manner provided in the buyer agreement under clause 5.10 of the buyer agreement. It is reiterated herein that there is no *intentional* delay at present and hence, the concern of the complainant is unwarranted and premature at this stage.
- k. It is noteworthy to mention that the project of respondent is almost nearing the stage of completion. It is submitted that respondent has launched 420 numbers of independent floors to be constructed on 140 plots. Out of the 258 floors / units were sold by the company till date.
- l. The complainant has filed the captioned frivolous complaint with false averments, only with a malafide intention to make illegal enrichment at the cost of the respondent. Since the captioned complaint is filed without any cause of action, the same is liable to be dismissed at the outset.
7. Copies of all the relevant documents have been filed and placed on record. Their authenticity is not in dispute. Hence, the complaint can be decided on the basis of those undisputed documents and submissions made by the parties.

E. Jurisdiction of the Authority:

8. The authority observes that it has territorial as well as subject matter jurisdiction to adjudicate the present complaint for the reasons given below:

E.1 Territorial jurisdiction

9. As per notification no. 1/92/2017-1TCP dated 14.12.2017 issued by Town and Country Planning Department, the jurisdiction of Real Estate Regulatory Authority, Gurugram shall be the entire Gurugram District for all purposes with offices situated in Gurugram. In the present case, the project in question is

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situated within the planning area of Gurugram district. Therefore, this authority has complete territorial jurisdiction to deal with the present complaint.

E. II Subject-matter jurisdiction

10. Section 11(4)(a) of the Act, 2016 provides that the promoter shall be responsible to the the allottee as per the agreement for sale. Section 11(4)(a) is reproduced as hereunder:

Section 11(4)(a)

Be responsible for all obligations, responsibilities, and functions under the provisions of this Act or the rules and regulations made thereunder or to the allottees as per the agreement for sale, or to the association of allottees, as the case may be, till the conveyance of all the apartments, plots or buildings, as the case may be, to the allottees, or the common areas to the association of allottees or the competent authority, as the case may be;

Section 34-Functions of the Authority:

34(f) of the Act provides to ensure compliance with the obligations cast upon the promoters, the allottees, and the real estate agents under this Act and the rules and regulations made thereunder.

11. Hence, given the provisions of the Act quoted above, the authority has complete jurisdiction to decide the complaint regarding non-compliance of obligations by the promoter leaving aside compensation which is to be decided by the adjudicating officer if pursued by the complainants at a later stage.

F. Findings on relief sought by the complainants:

F.I Direct the respondent to refund the amount of Rs. 71,18,301/- received by the promoter in respect of the allotted unit with interest at the prescribed rate.

12. The complainants were allotted a unit in the project of respondent "Woodview Residencies" at sector 89-90, Gurgaon vide allotment letter dated 11.06.2015 for a total sum of Rs.1,53,56,129/- and the complainants started paying the amount due against the allotted unit and paid a total sum of Rs. 47,84,877/-. The complainants intend to withdraw from the project and are seeking refund of the paid-up amount as provided under the section 18(1) of the Act. Sec. 18(1) proviso reads as under:

Section 18: - Return of amount and compensation

18(1). If the promoter fails to complete or is unable to give possession of an apartment, plot, or building, —

(a) in accordance with the terms of the agreement for sale or, as the case may be, duly completed by the date specified therein; or

(b) due to discontinuance of his business as a developer on account of suspension or revocation of the registration under this Act or for any other reason,

he shall be liable on demand of the allottees, in case the allottee wishes to withdraw from the project, without prejudice to any other remedy available, to return the amount received by him in respect of that apartment, plot, building, as the case may be, with interest at such rate as may be prescribed in this behalf including compensation in the manner as provided under this Act:

Provided that where an allottee does not intend to withdraw from the project, he shall be paid, by the promoter, interest for every month of delay, till the handing over of the possession, at such rate as may be prescribed."

13. As per clause 5.1 of the draft agreement provides for handing over of possession and is reproduced below:

Subject to clause 5.2 and subject making timely payments, the company shall endeavor to complete the construction of Building Block in which the Dwelling Unit is situated within 36 months, with a grace period of 6 months from the date of issuance of allotment letter provided that all amounts due and payable by the Buyer has been paid to company in timely manner. The company shall be entitled to reasonable extension of time for the possession of Dwelling Unit in the event of any default or negligence attributable to the Buyer's fulfillment of terms & conditions of this Agreement.

14. On consideration of the above-mentioned clause, the authority is satisfied that the respondent is in contravention of the section 11(4)(a) of the Act by not handing over possession by the due date as per the agreement. By virtue of clause 5.1 of the agreement, the possession of the subject unit was to be delivered within a period of 36 months with an additional grace period of 6 months from the date of issuance of allotment letter. The due date determined

in similarly situated units of the above project is calculated 36 months from date of issuance of allotment letter i.e., 11.06.2015. Accordingly, the due date of possession comes out to be 11.12.2018 (calculated from 36 months from date of issuance of allotment letter + 6 months of grace period is allowed unconditionally) and there is a delay of more than 5 years on the date of filing of complaint to handover the possession of the allotted unit.

15. The occupation certificate of the buildings/towers where allotted unit of the complainants is situated is still not received till date. The complainants are seeking refund of the amount received by the promoter on failure of promoter to complete or unable to give possession of the unit in accordance with the terms of the buyer's agreement, wished to withdraw from the project.

16. Keeping in view the fact that the allottees/complainants wishes to withdraw from the project and demanding return of the amount received by the promoter in respect of the unit with interest on failure of the promoter to complete or inability to give possession of the unit in accordance with the terms of agreement for sale or duly completed by the date specified therein. The matter is covered under section 18(1) of the Act of 2016.

17. **Admissibility of refund at prescribed rate of interest:** The complainants intend to withdraw from the project seeking refund amount on the amount already paid by them in respect of the subject unit at the prescribed rate of interest as provided under rule 15 of the rules. Rule 15 has been reproduced as under:

Rule 15. Prescribed rate of interest- [Proviso to section 12, section 18 and sub-section (4) and subsection (7) of section 19]

(1) For the purpose of proviso to section 12; section 18; and sub-sections (4) and (7) of section 19, the "interest at the rate prescribed" shall be the State Bank of India highest marginal cost of lending rate +2%.

Provided that in case the State Bank of India marginal cost of lending rate (MCLR) is not in use, it shall be replaced by such benchmark lending rates which the State Bank of India may fix from time to time for lending to the general public.

18. The legislature in its wisdom in the subordinate legislation under the provision

of rule 15 of the rule, has determined the prescribed rate of interest. The rate of interest so determined by the legislature, is reasonable and if the said rule is followed to award the interest, it will ensure uniform practice in all the cases.

19. Consequently, as per website of the State Bank of India i.e., <https://sbi.co.in>, the marginal cost of lending rate (in short, MCLR) as on date i.e., 27.02.2025 is 9.10%. Accordingly, the prescribed rate of interest will be marginal cost of lending rate +2% i.e., 11.10%.

20. The definition of term 'interest' as defined under section 2(za) of the Act provides that the rate of interest chargeable from the allottees by the promoter, in case of default, shall be equal to the rate of interest which the promoter shall be liable to pay the allottees, in case of default. The relevant section is reproduced below:

“(za) "interest" means the rates of interest payable by the promoter or the allottee, as the case may be.

*Explanation. —For the purpose of this clause—
the rate of interest chargeable from the allottee by the promoter, in case of default, shall be equal to the rate of interest which the promoter shall be liable to pay the allottee, in case of default.*

the interest payable by the promoter to the allottee shall be from the date the promoter received the amount or any part thereof till the date the amount or part thereof and interest thereon is refunded, and the interest payable by the allottee to the promoter shall be from the date the allottee defaults in payment to the promoter till the date it is paid;”

21. Further in the judgement of Hon'ble Supreme Court of India in the cases of Newtech Promoters and Developers Private Limited Vs State of U.P. and Ors. 2021-2022(1) reiterated in case of M/s Sana Realtors Private Limited & other Vs Union of India & others SLP (Civil) No. 13005 of 2020 decided on 12.05.2022. It was observed as under:

25. The unqualified right of the allottee to seek refund referred Under Section 18(1)(a) and Section 19(4) of the Act is not dependent on any

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contingencies or stipulations thereof. It appears that the legislature has consciously provided this right of refund on demand as an unconditional absolute right to the allottee, if the promoter fails to give possession of the apartment, plot or building within the time stipulated under the terms of the agreement regardless of unforeseen events or stay orders of the Court/Tribunal, which is in either way not attributable to the allottee/home buyer, the promoter is under an obligation to refund the amount on demand with interest at the rate prescribed by the State Government including compensation in the manner provided under the Act with the proviso that if the allottee does not wish to withdraw from the project, he shall be entitled for interest for the period of delay till handing over possession at the rate prescribed."

22. The promoter is responsible for all obligations, responsibilities, and functions under the provisions of the Act of 2016, or the rules and regulations made thereunder or to the allottee as per agreement for sale under section 11(4)(a). The promoter has failed to complete or unable to give possession of the unit in accordance with the terms of agreement for sale or duly completed by the date specified therein. Accordingly, the promoter is liable to the allottee, as they wish to withdraw from the project, without prejudice to any other remedy available, to return the amount received by them in respect of the unit with interest at such rate as may be prescribed.

G. Directions issued by the Authority:

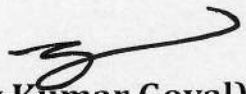
23. Hence, the Authority hereby passes this order and issues the following directions under section 37 of the Act to ensure compliance with obligations cast upon the promoter as per the functions entrusted to the Authority under section 34(f) of the Act of 2016:

- I. The respondent is directed to refund the entire amount of Rs. 47,84,877/- paid by the complainants along with prescribed rate of interest @ 11.10% p.a. from the date of each 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.

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- II. A period of 90 days is given to the respondent to comply with the directions given in this order failing which legal consequences would follow.
- III. The respondent is further directed to not to create any third-party rights against the subject unit before full realization of the paid-up amount along with interest thereon to the complainants and even if, any transfer is initiated with respect to subject unit, the receivables shall be first utilized for clearing dues of allottees-complainants.
24. Complaint stands disposed of.
25. File be consigned to the Registry.

Dated: 27.02.2025

V-1 
(Vijay Kumar Goyal)
Member
Haryana Real Estate
Regulatory Authority,
Gurugram