

PROCEEDINGS OF THE DAY		21
Day and Date	Tuesday and 15.07.2025	
Complaint No.	CR/6942/2022 Case titled as Upender Verma Vs Savyasachi Infrastructure Pvt. Ltd. & Sharma Confectioners Pvt. Ltd.	
Complainant	Upender Verma	
Represented through	Shri. Gaurav Rawat Advocate	
Respondent	1. Savyasachi Infrastructure Pvt. Ltd. 2. Sharma Confectioners Pvt. Ltd. 3. Vasant Kumar	
Respondent Represented through	None for R1 and R2 Sh. Pankaj Yadav Adv. For R3	
Last date of hearing	08.04.2025	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
<p style="text-align: center;"><b>Proceeding-cum- order</b></p> <p>The present complaint has been received on 04.11.2022. However, the respondent no. 1 &amp;2 have failed to file reply so far in spite of sufficient opportunities. Respondent no. 3 has filed reply on 06.11.2023.</p> <p>Heard.</p> <p>On 08.10.2024, the Authority observed that the due date of handing over of possession as per clause 7.2 of the Agreement for sale was 13.04.2019. The complainant has sold the unit vide agreement to sell dated 20.02.2021 to Shri. Vasant Kumar (Respondent no.3) and he has taken over the possession of the unit on 01.09.2021.</p> <p>In these circumstances, the complainant has relinquished his rights over the unit in question and as per provisions of the Act, 2016, he is not an allottee as he has already sold the subject unit to third party. However, no conveyance deed has been placed on record by either party.</p> <p>The respondent no. 3 was directed to file a copy of conveyance deed, if any, on the</p>		



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**HARYANA REAL ESTATE REGULATORY AUTHORITY**  
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हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

CR/6942/2022

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

in the registry of the Authority before next date of hearing.

The counsel for the respondent no. 3 present with respondent no.3 in person, states that there is sufficient evidence on record in the form of agreement to sell dated 20.02.2021, allotment letter dated 09.04.2021 and possession letter dated 01.08.2021 that the said unit has been alienated by the complainant to the respondent no. 3 and respondent no. 3 in possession of the said unit. In view of the above the complaint of respondent no. 3 for seeking reliefs as prayed for is liable to be dismissed.

Counsel for the complainant has not been able to controvert the submissions made by the respondent no. 3.

The Authority has gone through submissions made by the respective parties and is of the view that the complainant has failed to proof his locus in the matter as an allottee and hence his complaint is liable to be dismissed.

The complaint is dismissed as not maintainable. File be consigned to the registry.

Ashok Sangwan  
Member

Arun Kumar  
Chairman  
15.07.2025