

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

Complaint no.	1128 of 2022
Date of filing complaint	28.03.2022
Date of decision	14.10.2025

Guru Dev Sharma R/o: house no. 61, pocket no. F-26, Sector-7, Rohini Delhi-85	Complainant
Versus	
Haryana Shahri Vikas Pradhkaran. Regd. Address at: Plot no. C3, Huda Complex, Sector-6, Punchkula. Estate Officers II HUDA, Gurugram Regd. Address at: HSVP, Sector-14, Urban Estate, Gurugram, Haryana	Respondents

CORAM:	
Shri Ashok Sangwan	Member
Shri Phool Singh Saini	Member
APPEARANCE:	
Shri Guru Dev Sharma	Complainant in person
Sh. B.P. Gaur (Advocate)	Respondents

ORDER

- The present complaint has been filed by the complainant/allottee under section 31 of the Real Estate (Regulation and Development) Act, 2016 (in short, the Act) read with rule 29 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

provision of the Act or the rules and regulations made there under or to the allottee as per the agreement for sale executed inter se.

A. Unit and project related details

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

S. N.	Particulars	Details
	Name of the project	Sector-57
1	Project type	Residential plot
2	Unit no.	3060P and subsequently reallocated alternate unit 1063P
3	Unit area admeasuring	300 sq. mtrs.
4	Date of allotment letter	08.02.2005 (As per page no. 11 of complaint)
5	Date of execution of buyer's agreement	Not executed
6	Possession clause	No date is mentioned in allotment letter. However, vide condition no. 7 of the allotment, the possession will be offered post completion of development work in the area where site is located
7	Due date of possession	08.02.2008
8	Total sale consideration	Rs. 69,40,559/-
9	Amount paid by the complainants	Rs. 69,40,559/-
10	Occupation certificate	N/A
11	Offer of possession	Offered

B. Facts of the complaint:

3. That on 08.02.2005, the complainant was allotted a residential plot on free hold basis. The details of the plot are as under:

Sector No.	Name of the urban Area	Plot No.	Appr. Dimension or description of plot	Area in Sq. Meters	Tentative price of the Plot
57	GGN	3060P	10 m x 30m Approx	300 Sq. mtrs	12,6000 0/-

4. That in compliance of the para 4 of the allotment letter dated 08.02.2005, the complainant communicated its acceptance of allotment through letter dated 04.03.2005 and also paid the required amount of Rs. 2,22,600/- through banker's cheque No. 013949 dated 03.03.2005 drawn on Central Bank of India.
5. That as per para 7 of the allotment letter, the possession of the plot was to be offered to the allottee (i.e. complainant) on completion of the development works in the area, where the site is situated. Further, as per para 13 of the allotment letter, conveyance deed is to be executed on payment of 100% of the tentative price of the Plot, in such form and manner as may be directed by the Estate Officer.
6. That vide advertisement dated 14.07.2009 published in Times of India, a daily new paper, complainant was invited for a draw lot with respect to omitted plot and through such a lot, complainant was allotted was a new plot bearing No. 1063P in the Section 57.
7. That vide letter dated 21.12.2012 bearing Memo No. Z00002/E0018/UE029/DELET/000000, 2916 effective from 14.12.2012, the complainant was informed that because of enhancement of the land acquisition

cost by the court by Rs. 6,712/- per sq. mtrs., an amount of Rs. 20,13,872/- is recoverable from the complainant.

8. That vide letter dated 04.04.2018 bearing Memo Number Z0002/E0018/UE029/OELET/0000000151 effective from 14.04.2018, it was communicated to the complainant that the court has enhanced the cost of acquisition of land in sector 57 i.e. Rs. 6,784.47/- per sq. mtrs. Thus, an amount of Rs. 20,35,341/- is recoverable from the complainant along with interest @ 15 %. In total an amount of Rs. 24,97,295/- was communicated as payable by the complainant.
9. That a full and final settlement scheme was launched by the Government of Haryana between 1.11.2018 to 30.11.2018. Under such scheme a rebate of 37.5 % on the amount outstanding on account of additional price including the delay interest as shown pending in the PPM account of the plot was allowed in respect to full payment. Further, as per the aforesaid scheme, the allottee was required to make a payment of only 62.5% on current amount shown pending in the PPM account of additional price as well as interest due thereupon as the payment.
10. That the complainant availed the aforesaid scheme and made payment accordingly. The total payable amount after considering the benefit available under the aforesaid scheme, as shown in Allottee Account statement as on 15.11.2018 was Rs. 12,62,736/-.
11. That the complainant has paid all the amount towards cost of plot and towards enhancement as demanded by the Authority till now. Even though Authority has not offered the plot for possession to the complainant.
12. That on 30.05.2019 complainant served a letter dated 30.05.2019 addressing to the Estate officer, Haryana Development Authority, Gurugram, informing

him about the payment of all enhanced amount under full and final settlement scheme and requested for transfer of possession of plot to him.

13. That again, on 27.02.2019 complainant wrote another letter to the Estate Officer -II Haryana Urban Development Authority requesting for possession of the plot, however no action was taken in this regard.
14. That complainant again placed an enquiry about giving physical possession of the plot allotted to him on 01.07.2019 and also informed about the difficulty faced by him. Being a senior citizen age 78 years, he expressed his anguish which he was suffering even after paying the full amount towards the cost of plot.
15. That complainant again served another letter dated 16.12.2020 on the Estate Officer, Haryana Urban Development Authority whereby he informed that he had already applied for possession of flat and also placed many reminders regarding same, however no possession has been offered to him till now. The complainant again explained the hardship faced by him at the ripe of age of 78 as he has no permanent home and forced to live with his sons and his children who illtreated him. Even after so many reminders no possession was offered to the complainant.
16. That to the utter surprise of complainant, complainant received a letter dated 23.8.2021 from the Office of the Estate officer-II, Haryana Urban Development Authority, Gurugram, wherein it was informed that the date of offer of possession of the plot has been considered as 08.02.2013 for all intent as purposes with the approval of Estate Officer-II, HSVP, Gurugram.
17. That being aggrieved by the inaction of the Respondent's and by not offering the plot for possession, complainant is preferring this complaint for your appropriate directions.

C. Relief sought by the complainant:

18. The complainant has sought following relief(s):

- i. Direct the respondent no.1 and 2 to offer the possession of preferential 300 Sq. Mtrs Plot situated at Sector 57, Gurugram, which has not been offered to the complainant even after full payment against the cost of plot has been made under full and final settlement Scheme.
- ii. Direct the respondent no. 1 and 6 to pay interest as per the provisions of the RERA Act 2016 and Haryana Real Estate (Regulations And Development) (General) Rules, 2017 on the amount paid by the complainant till the time of possession of the said plot to the complainant.
- iii. Direct the respondent no. 1 and 2 to execute a registered deed of conveyance in favour of the complainant in regard to the said plot of the complainant.

D. Reply by respondent no.1:

The respondent no.1 by way of written reply dated 13.10.2023 made the following submissions:

19. That in the present case the original allotment of plot No. 3060P, Sector 57, Gurugram was issued on 08.02.2005. However, due to unavoidable circumstances in alternate of said plot another plot No. 1063P in Sec-57 Gurugram was allotted by HUDA vide allotment of draw on Dt. 21.09.2012 and the possession of the said plot was delivered to the allottee on 08.02.2013. Hence, the matter does not fall within the ambit of aforesaid section of RERA Act 2016.
20. That the present, matter is pre-RERA Act and thus the provisions of RERA Act, 2016 shall not apply in this case.

21. That it is submitted that on dated 9.10.2023 Rs. 2,21,445/- is outstanding against the plot no. 1063-P, Sector-57 of complainant on account of extension fee and extension charges.
22. That however in the month of June 2023 the complainant had given his verbal consent to make the payment and the complainant had applied vide application No. Z0002/E0018/UE029/2023/PAPOS/ 000374 online for physical possession of the property on dt. 08.06.2023. But the said application was rejected by the online portal of department for the reason of outstanding amount of Rs. 2,21,445/-.
23. That the complainant is not ready to make the outstanding payment of Rs. 2,21,445/-. So, without paying the said outstanding dues the physical possession of the said plot cannot be delivered.
24. That the delay in physical possession of the disputed property is solely due to the negative approach of the complainant and the HSVP department had been every time ready to handover the physical possession subject to payment of outstanding amount
25. All other averments made in the complaint were denied in toto.
26. 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 based on these undisputed documents and submission made by the parties.

E. Jurisdiction of the authority:

27. 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

28. 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 entire Gurugram District for all purpose with offices situated in Gurugram. In the present case, the project in question is situated within the planning area of Gurugram district. Therefore, this authority has completed territorial jurisdiction to deal with the present complaint.

E. II Subject matter jurisdiction

29. Section 11(4)(a) of the Act, 2016 provides that the promoter shall be responsible to the allottee as per 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 of the obligations cast upon the promoters, the allottees and the real estate agents under this Act and the rules and regulations made thereunder.

30. So, in view of 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 the relief sought by the complainant.

F. I Direct the respondent no.1 and 2 to offer the possession of preferential 300 Sq. Mtrs Plot situated at Sector 57, Gurugram, which has not been

offered to the complainant been after full payment against the cost of plot has been made under full and final settlement Scheme.

F.II Direct the respondent no. 1 and 6 to pay interest as per the provisions of the RERA Act 2016 and Haryana Real Estate (Regulations And Development) (General) Rules, 2017 on the amount paid by the complainant till the time of possession of the said plot to the complainant.

31. The above mentioned reliefs no. F.I & F.II as sought by the complainant is being taken together as the findings in one relief will definitely affect the result of the other reliefs and these reliefs are interconnected
32. The present complaint was initially disposed of on 23.03.2025. However, while preparing the final order, certain clarifications were required. Consequently, the matter was listed for hearing on 16.09.2025, during which the respondent was directed to provide specific clarifications on the points raised by the Authority. Which reproduced below as:

"On the last date of hearing i.e 16.09.2025, the respondent was asked to clarify as to the grounds on which has the date of 08.02.2013 has been declared as the date of offer of possession? If the demarcation in 2013 led to a reduction in area, how can the same date be considered a valid date for the offer of possession? What is the basis and approval under which the possession certificate for the reduced area of 225 sq. mtrs. was issued? The respondent was given last opportunity to put in appearance and clarify the status of handing over of possession. Till date, no clarification has been received".

33. Despite the directions and the opportunity granted, the respondent has failed to furnish the requisite information or respond to the queries raised, even after the passage of a considerable period of time. In view of the respondent's inaction and non-compliance, the Authority has no alternative but to decide the matter on the basis of the material and evidence available on record. The

decision shall therefore be made considering all the facts, documents, and submissions presently on file.

34. On 22.08.2022, the respondents filed an application challenging the maintainability of the present complaint on the ground that the allotments and possession letter as well as construction plan completed much prior to coming into force of RERA Act, 2016 and Rules 2017, thus the complaint is liable to be dismissed. The respondents quotes an order passed by this authority in CR No.2510 of 2019 titled as Kapoor Singh Saharan Vs. HSVP in which it has been held that since the matter is pre-RERA and the complainant is directed to take up the matter with DTCP in order to alleviate his grievances.
35. On the contrary, the complainant stated that the respondents falls under the definition of promoter in the RERA Act, 2016 and the respondents have violated the provisions of the Act in not giving the complainant clear possession of the plot and also in not executing the conveyance deed of the plot allotted to the complainant. The matter as to whether the HSVP falls under the purview of RERA Act, 2016 has been made amply clear in various orders of this authority as well as Hon'ble Tribunal.
36. Upon careful consideration of the facts, documents placed on record and submissions made by both the parties, the authority vide proceeding dated 06.01.2023 the Authority dismissed the said application.
37. On 08.02.2005, the complainant was allotted a residential plot bearing number 3060P on free hold basis. As per para 7 of the allotment letter, the possession of the plot was to be delivered to the allottee on completion of the development works in the area, where the site is situated. Vide advertisement dated 14.07.2009 published in The Times of India, the complainant was invited to participate in a draw of lots for omitted plots. Through this process, the complainant was reallocated a new plot bearing number 1063P in Sector 57. As

per plot status enquiry letter dated 15.11.2018 issued by HSVP, the date of allotment for the reallocated plot (1063P) is considered as 08.02.2005.

38. In the reply filed by the respondents before the Authority the respondents have stated that the possession of the said plot was 'delivered' to the allottee on 08.02.2013. That the complainant is not ready to make the outstanding payment of Rs. 2,21,445/- on account of *Extension Fee*. So, without paying the said outstanding dues the physical possession of the said plot cannot be delivered. The delay in physical possession of the disputed property is solely due to the negative approach of the complainant and the HSVP department had been every time ready to handover the physical possession subject to payment of outstanding amount
39. On the contrary, the complainant states that he sent multiple requests dated 09.02.2016, 29.11.2018, 01.07.2019, 30.05.2019 and 16.12.2020 which are placed on record, for seeking physical possession of the plot allotted to him. Instead of handing over the physical possession, he was informed, via letter dated 23.08.2021, that "*As requested by you, it is intimated that the date of offer of possession of the plot has been considered as 08.02.2013 for all intents and purpose with the approval of Estate Officer-II, HSVP, Gurugram. This is for your information please*". The above communication can be termed as nothing but a cruel joke. The physical possession of the plot was still not handed over to the complainant who was forced to approach this Authority for relief.
40. However, during the proceedings before the Authority on 27.03.2024, it was stated that an amount of Rs. 2,81,090/- was pending against the allottee as enhanced compensation. The allottee readily expressed his willingness to pay the same and obtain possession. The counsel for the respondents agreed and the parties agreed to meet at the office of the respondents on 10.04.2024 for the same. A status report in this regard was directed to be filed within 2 weeks

thereafter and the matter was fixed for 08.05.2024. However, on 08.05.2024, the complainant appeared and stated that despite depositing an amount of Rs. 2,81,090/- on 10.04.2024, the respondents had failed to handover possession of the plot. Seeing the conduct of the respondents, a show cause notice under section 63 of the Act, 2016 was issued to the respondent for imposing a penalty of Rs. 5,00,000/- for non-compliance of the orders of the Authority. On the next date i.e. 24.07.2024, J.E. on behalf of the respondents appeared and made a statement that the respondents have issued a possession certificate to the complainant for handing over of the plot which now comprises of an area of 225 sq.mtrs. Surprisingly, no signature of the complainant was obtained. In fact, the complainant stated that the offer for taking possession was made on the night before the date of hearing. When asked for the reason for the reduction in the area of the plot from 300 sq.mts. to 225 sq.mtrs., it was stated by the J.E. that due to demarcation held in 2013, the area got reduced.

41. The casual and unbecoming manner in which the respondents have dealt with the matter is evident from the above sequence of events. The allottee, who is a senior citizen has been running from pillar to post for obtaining possession of the plot allotted to him way back in year 2005. The respondents, instead of handing over the possession to him unilaterally declared the date of offer of possession as 08.02.2013 in response to the repeated reminders of the complainant without any actual offer of possession having been made. In fact, a demand of Rs. 2,21,445/- was posted against the allottee on account of 'Extension Fee' which can only be levied after a valid offer of possession. To make matters worse, after intervention of this Authority, now the complainant has been informed that the area of his plot has been reduced from 300 sq.mtrs to 225 sq.mtrs. due to demarcation held in 2013. Ironically, even during the proceedings before the Authority, the respondents demanded the full amount

of Rs. 2,81,090/- in lieu of enhanced compensation for the area of 300 sq. mtrs. which the complainant deposited on 10.04.2024.

42. In the present complaint, the complainant intends to continue with the project and are seeking delay possession charges as provided under the proviso to 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, —
.....*

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."

43. **Due date of possession:** As per the documents available on record, document has been placed on record where offer of physical possession has been made to the complainant except a letter issued by Estate Officer-II, stating that "the date of offer of possession of the plot has been considered as 08.02.2013 for all intents and purpose". No reliance can be placed on the said document. A considerate view has already been taken by the Hon'ble Supreme Court in the cases where due date of possession cannot be ascertained then a reasonable time period of 3 years has to be taken into consideration. It was held in matter ***Fortune Infrastructure v. Trevor d' lima (2018) 5 SCC 442: (2018) 3 SCC (civ) 1*** and then was reiterated in ***Pioneer Urban land & Infrastructure Ltd. V. Govindan Raghavan (2019) SC 725 -:***

"Moreover, a person cannot be made to wait indefinitely for the possession of the flats allotted to them and they are entitled to seek the refund of the amount paid by them, along with compensation. Although we are aware of the fact that when there was no delivery period stipulated in the agreement, a reasonable time has to be taken into consideration. In the facts and circumstances of this case, a time period of 3 years would have been reasonable for completion of the contract i.e., the

possession was required to be given by last quarter of 2014. Further there is no dispute as to the fact that until now there is no redevelopment of the property. Hence, in view of the above discussion, which draw us to an irresistible conclusion that there is deficiency of service on the part of the appellants and accordingly the issue is answered."

44. In the instant case, the promoter has allotted a plot in its project vide preliminary allotment letter dated 08.02.2005. further, vide plot status enquiry letter dated 15.11.2018 issued by HSVP, the date of allotment for the reallocated plot (1063P) is considered as 08.02.2005. In view of the above-mentioned reasoning, the date of allotment ought to be taken as the date for calculating the due date of possession. Therefore, the due date of handing over of the possession of the plot comes out to be 08.02.2008.
45. **Admissibility of delay possession charges at prescribed rate of interest:**
The complainants are seeking delay possession charges at the prescribed rate of interest on the amount already paid by him. However, proviso to section 18 provides 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 possession, at such rate as may be prescribed and it has been prescribed 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.

46. The legislature in its wisdom in the subordinate legislation under the provision of rule 15 of the rules, 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.

47. 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., 14.10.2025 is 08.85%. Accordingly, the prescribed rate of interest will be marginal cost of lending rate +2% i.e., 10.85%.
48. 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;"*
49. Therefore, interest on the delay payments from the complainants shall be charged at the prescribed rate i.e., 10.85% by the respondents/promoters which the same is as is being granted to the complainants in case of delayed possession charges.
50. On consideration of the documents available on record and submissions made regarding contravention of provisions of the Act, the authority is satisfied that the respondents are in contravention of the section 11(4)(a) of the Act by not handing over possession by the due date as per the allotment. The promoter

has allotted a plot in its project vide preliminary allotment letter dated 08.02.2005. Therefore, the due date of handing over of the possession of the plot comes out to be 08.02.2008. Accordingly, the non-compliance of the mandate contained in section 11(4)(a) read with proviso to section 18(1) of the Act on the part of the respondent is established. As such the allottee shall be paid, by the promoter, interest for every month of delay from due date of possession i.e., 08.02.2008 till the date of offer of possession plus two months or actual handing over of possession, whichever is earlier at prescribed rate i.e 10.85% p.a. as per proviso to section 18(1) of the Act read with rule 15 of the rules.

51. Accordingly, the non-compliance of the mandate contained in section 11(4)(a) read with section 18(1) of the Act on the part of the respondent is established. The respondents are directed to allot the similarly located plot of 300 sq.mtrs in the same sector/adjoining sector at the same price to the complainant within a period of 60 days. the complainants are entitled for delay possession charges at prescribed rate of the interest @ 10.85% p.a. w.e.f. due date of possession i.e., 08.02.2008 till offer of possession plus two months of the alternative unit or actual handing over of possession, whichever is earlier, as per section 18(1) of the Act of 2016 read with rule 15 of the rules.
52. The complainant is directed to take possession of the allotted unit within further 30 days on payment of outstanding amount, if any remains. Thereafter, the respondents shall be obliged to execute the conveyance deed in terms of Section 17 of the Act of 2016.

G. Directions of the authority

53. Hence, the authority hereby passes this order and issues the following directions under section 37 of the Act to ensure compliance of obligations cast

upon the promoter as per the function entrusted to the authority under section 34(f):

- I. The respondents are directed to allot a similarly located plot of 300 sq.mtrs in the same sector/adjoining sector at the same price to the complainant within a period of 60 days
- II. The respondents are directed to pay delay possession charges at prescribed rate of the interest @ 10.85% p.a. w.e.f. due date of possession i.e., 08.02.2008 till offer of possession plus two months of the alternative unit or actual handing over of possession, whichever is earlier, as per section 18(1) of the Act of 2016 read with rule 15 of the rules.
- III. The arrears of such interest accrued from due date of possession till its admissibility as per direction (i) above shall be paid by the promoter to the allottees respectively within a period of 90 days from date of this order as per rule 16(2) of the rules.
- IV. The complainant is directed to pay outstanding dues, if any, after adjustment of interest for the delayed period against their unit to be paid by the respondents.
- V. The rate of interest chargeable from the allottees by the promoters, in case of default shall be charged at the prescribed rate i.e., 10.85% by the respondent/promoters which is the same rate of interest which the promoters would be liable to pay the allottee, in case of default i.e., the delayed possession charges as per section 2(za) of the Act.

- VI. The respondents shall be obliged to execute the conveyance deed in terms of Section 17 of the Act of 2016
- VII. The respondents shall not charge anything from the complainants which is not the part of the agreement. However, holding charges shall not be charged by the promoters at any point of time even after being part of agreement as per law settled by Hon'ble Supreme Court in civil appeal no. 3864-3889/2020.
54. Complaint stands disposed of.
55. File be consigned to registry.



Phool Singh Saini
Member



Ashok Sangwan
Member

Haryana Real Estate Regulatory Authority, Gurugram

Dated: 14.10.2025