

BEFORE THE HARYANA REAL ESTATE APPELLATE TRIBUNAL

Appeal No. 709 of 2024
Date of Decision: 07.11.2025

- 1. Ms. Swati Yadav;
- 2. Ms. Manju Yadav Both R/o House No. 83P, Upper Ground Floor, Sector 45, Gurugram.

Appellants

Versus

M/s Manglam Multiplex Private Limited Registered office at Cabin-1, LGF, F-22, Sushant Shopping Arcade, Sushant Lok Phase-1, Gurugram, Haryana.

Respondent

CORAM:

Justice Rajan Gupta	Chairman
Shri Dinesh Singh Chauhan	Member (Technical)

Present: Mr. Jai Gupta, Advocate with
Mr. Arunima Gupta, Advocate,
for the appellants.

Mr. Aman Arora, Advocate, with
Mr. Prageet Rathi, Authorised,
for the respondent.

ORDER:

RAJAN GUPTA, CHAIRMAN (ORAL):

Present appeal is directed against order dated 14.08.2024 passed by the Authority¹. Same reads as under:-

“The counsel for the complainants has filed an application under Section 36 of the Act seeking direction to restrain the respondent from creating third party rights in the subject unit. The counsel for the complainants has submitted that the respondent has sent the cancellation letter dated 23.07.2024 to the complainants threatening to sell the subject unit and to create third party rights in it.

Arguments heard.

¹ Haryana Real Estate Regulatory Authority, Gurugram

The application for interim relief u/s 36 of the Act is declined.

Matter to come up on 27.11.2024 the date already fixed in this case. Meanwhile, the parties may make efforts to settle the matter.”

2. At the outset, learned counsel for the respondent, on instructions from Mr. Prageet Rathi, Authorised Representative of the respondent-company, submits that the respondent-company (M/s Manglam Multiplex Private Limited) shall not create any third party rights in respect of the unit in question during the pendency of the proceedings. Mr. Prageet Rathi has also made a separate statement in this regard, which is taken on record as Mark-‘A’.

3. Mr. Gupta submits that he is satisfied with the aforesaid statement. In view of same, he submits that he may be allowed to withdraw the instant appeal. He, however, submits that the matter has been pending before the Authority since August, 2024, thus, a direction may be issued to the Authority to decide the same expeditiously.

4. Mr. Aman Arora takes a stand on similar lines.

5. Under these circumstances, the appeal is dismissed as withdrawn.

6. It is, however, directed that the Authority shall endeavour to conclude the proceedings at the earliest in any case not later than three months.

7. File be consigned to the records.

Justice Rajan Gupta
Chairman
Haryana Real Estate Appellate Tribunal

Dinesh Singh Chauhan
Member (Technical)