



**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**

**55**

Day and Date	Tuesday and 09.12.2025
Complaint No.	MA NO. 682/2025 in CR/4865/2025 Case titled as Ajai Jain VS Lotus Realtech Private Limited
Complainant	Ajai Jain
Represented through	Shri Manish Raghav Advocate
Respondent	Lotus Realtech Private Limited
Respondent Represented	None
Last date of hearing	Application u/s 36 of the Act/13.11.2025
Proceeding Recorded by	Naresh Kumari and HR Mehta

**Proceedings**

The present complaint was filed on 26.09.2025 and registered as complaint no. 4865 of 2025 and the reply on behalf of respondent is not received.

An application under section 36 has been filed by the complainant on 26.09.2025 to restrain the respondent during pendency of the present complaint from executing any further sale deeds, marketing, or representing validity of license no. 47 of 2014 until its renewal is conclusively decided by DTCP, restrain the respondent from commencing, continuing or permitting any commercial activity in the commercial block until a valid OC is issued and to publish a cautionary notice on the HRERA portal.

The complainant in its facts has stated that the respondent got the occupation certificate on 01.06.2021 and the DTCP license no. is 47 of 2014. The complainant filed an appeal 21 of 2021 before the Ld. Additional Chief Secretary, Government of Haryana against the OC granted and the occupation certificate was set aside by allowing the appeal and the DTCP was directed to decide the matter of occupation certificate afresh. Still the respondent is getting conveyance deed executed for other allottees.

Arguments heard on the application u/s 36 of the Act and the same is dismissed being not maintainable. File be consigned to the registry.

  
P.S. Saini  
Member

  
Arun Kumar  
Chairman  
09.12.2025