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HARYANA REAL ESTATE REGULATORY AUTHORITY
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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		14
Day and Date	Tuesday and 23.12.2025	
Complaint No.	CR/992/2025 Case titled as Manju Kapoor VS Green Heights Projects Private Limited	
Complainant	Manju Kapoor	
Represented through	Shri Garvit Gupta Advocate	
Respondent	Green Heights Projects Private Limited	
Respondent Represented	Ms. Tanya Advocate	
Last date of hearing	02.12.2025	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
<p style="text-align: center;">Proceedings-cum-order</p> <p>The present complaint has been filed on 05.03.2025 and registered as complaint bearing no. 992 of 2025. Reply on behalf of the respondent has not been received till date.</p> <p>The counsel for the respondent states that the memorandum of settlement has been executed between the parties on 02.05.2023, the complainant has relinquished all her claims and has no locus to appear in the present case.</p> <p>On the contrary, the complainant states that the settlement is void and unenforceable on the grounds that no monetary amount was paid pursuant to the settlement. It is alleged that, in the absence of any payment, the settlement lacks consideration and therefore has no legal validity.</p> <p>After consideration of all the facts and circumstances, Authority is of view that in the present case, the settlement was arrived at through mutual consent of the parties, wherein each party agreed to waive and relinquish certain rights and claims. The complainant voluntarily waived all claims relating to compensation, penalty, delayed possession charges, and objections to the building plans, while the respondent waived its right to seek proportionate</p>		



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recovery of the amount deposited for timely completion of the project and also waived any claim for delayed interest. Such reciprocal waivers and undertakings constitute valid and lawful consideration in the eyes of law. Accordingly, the settlement cannot be declared void merely on the ground that no amount was paid. Therefore, the present complaint stands disposed of being not maintainable.

File be consigned to the registry.

P.S. Saini
P.S. Saini
Member

Arun Kumar
Arun Kumar
Chairman
23.12.2025