



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 | | 5 |
|--------------------------------|---|---|
| Day and Date | Friday and 17.10.2025 | |
| Complaint No. | CR/1804/2024 Case titled as Sheetal Mittra VS KS Propmart Private Limited | |
| Complainant | Sheetal Mittra | |
| Represented through | Shri Manul Mittra Advocate | |
| Respondent | KS Propmart Private Limited | |
| Respondent Represented through | None | |
| Last date of hearing | 19.09.2025 | |
| Proceeding Recorded by | Naresh Kumari and HR Mehta | |

Proceedings-cum-order

The present complaint was filed on 03.05.2024 and the reply on behalf of the respondent has not been received in the authority till date.

Vide order dated 21.02.2025 the defense of the respondent was struck off.

Arguments heard.

In the present complaint, the complainant earlier filed a complaint bearing no. 5666 of 2022 seeking the same relief. The said complaint was settled vide settlement deed dated 03.11.2022. As per the said settlement deed the respondent has to pay assured return till September 2022. Now the complainant is seeking assured return for 19 months from October 2022 till date.

The Authority observes that the matter has been amicably settled between the parties vide settlement deed dated 03.11.2022. The authority observes that the matter is barred by res judicata and Order 23 Rule 1 of the Civil Procedure



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम
नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

New PWD Rest House, Civil Lines, Gurugram, Haryana

Code, 1908. It states that where the plaintiff withdraws the suit or abandons his claim without the leave of the court, he will be precluded from instituting a fresh suit in respect of the same cause of action. File be consigned to the registry.


Arun Kumar
Chairman
17.10.2025