

<b>PROCEEDINGS OF THE DAY</b>		<b>6</b>
Day and Date	Friday and 13.02.2026	
Complaint No.	CR/1381/2025 Case titled as St. Patricks Reality Private Limited VS Madhumeeta De and Debpriya De	
Complainant	St. Patricks Reality Private Limited	
Represented through	Ms. Anjalika Sharma proxy counsel with Shri Lokesh Madan AR	
Respondent	Madhumeeta De and Debpriya De	
Respondent Represented	None	
Last date of hearing	09.01.2026	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
<b>Proceeding-cum order</b>		
<p>Order pronounced.</p> <p>The present complaint has been filed by the Complainant/Promoter on 17.03.2025 seeking, inter alia, the following reliefs:</p> <p>(i) Direction to the Respondents to accept the refund of the balance amount payable to them after adjustment/deduction of the earnest money deposit, interest on delayed payments, and applicable statutory dues, in accordance with the terms and conditions of the Agreement executed between the parties;</p> <p>(ii) Direction to the Respondents to furnish their updated and correct bank account details to enable the Complainant to transfer the refundable amount remaining after the aforesaid deductions;</p> <p>(iii) Direction to the Respondents/Allottees to hand over all original documents pertaining to the Unit in question, including but not limited to the Allotment Letter and the Floor Buyer Agreement executed in respect of the said Unit; and</p> <p>(iv) Direction to PNB Housing Finance Limited to issue a fresh foreclosure/no-dues letter, taking into account the cancellation of the</p>		



HARERA  
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY  
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम  
CR 1381/2025

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी. डब्ल्यू. डी. विद्याम गृह, मिथिन लाईन, गुरुग्राम, हरियाणा

allotment vide cancellation notice dated 19.11.2022, so as to enable the Complainant to refund the loan amount disbursed against the said Unit and to facilitate release of the charge created over the Unit.

Upon consideration of the pleadings and the nature of the reliefs sought, it is observed that the prayers made by the Complainant/Promoter do not fall within the scope, ambit, or jurisdiction contemplated under the provisions of the Real Estate (Regulation and Development) Act, 2016.

The Authority under the Real Estate (Regulation and Development) Act, 2016 is empowered to adjudicate disputes and grant reliefs strictly within the contours of the provisions of the said Act. The present prayers, being in the nature of directions for acceptance of refund on terms proposed by the promoter, furnishing of bank details, return of original documents, and issuance of foreclosure/no-dues certificate by a housing finance company, do not constitute reliefs specifically provided for under the Real Estate (Regulation and Development) Act, 2016.

In view of the above, this Authority holds that the reliefs sought by the Complainant/Promoter is not covered under the provisions of the Real Estate (Regulation and Development) Act, 2016. Consequently, the present complaint is not maintainable under the said Act and is liable to be dismissed on this ground alone.

Accordingly, the complaint stands dismissed as not maintainable the relief sought being beyond the scope of the Real Estate (Regulation and Development) Act, 2016.

In view of the above, the present complaint is dismissed as not maintainable. File be consigned to registry.

  
Arun Kumar  
Chairman  
13.02.2026