

**BEFORE THE HARYANA REAL ESTATE REGULATORY
AUTHORITY, GURUGRAM**

Date of filing of complaint: 27.01.2025
Date of Order: 12.02.2026

Shivam

R/o: 3223, D Block, Sushant City, Ansal API,
Karnal, Haryana-132001

Complainant

Versus

Desi Constructions Pvt. Ltd.

Regd. office at: A806-807, Best Sky Tower,
Netaji Subhash Palace, Pitampura, New Delhi-
110034

Respondent

CORAM:

Shri Phool Singh Saini

Member

APPEARANCE:

Sh. Karan Singh Lohia (Advocate)

Complainant

Sh. Rahul Mangla (Advocate)

Respondent

ORDER

1. The present complaint has been filed by the complainant/allottee under Section 31 of the Real Estate (Regulation and Development) Act, 2016 (in short, the Act) read with rule 28 of the Haryana Real Estate (Regulation and Development) Rules, 2017 (in short, the Rules) for violation of section 11(4)(a) of the Act wherein it is inter alia prescribed that the promoter shall be responsible for all obligations, responsibilities and functions under the provision of the Act or the rules and regulations made there under or to the allottee as per the agreement for sale executed *inter se*.

A. Unit and project related details



2. The particulars of the project, the details of sale consideration, the amount paid by the complainant, date of proposed handing over the possession and delay period, if any, have been detailed in the following tabular form:

S. N.	Heads	Information
1.	Name and location of the project	"Tathastu II", Sector-5, Village-Sohna Gurugram
2.	Nature of the project	Affordable Housing Project
3.	Project area	8.975 acres
4.	HRERA registered/ not registered	Registered as 21 of 2023 dated 30.01.2023
5.	Allotment letter	24.04.2023 (Page 5 of reply)
6.	Date of execution of flat buyer's agreement	21.06.2023 (Page 45 of complaint)
7.	Unit no.	T3-12A05 on 13 th floor, Tower 3 (As per page no. 51 of the complaint)
8.	Carpet Area	645.818 sq. ft. (As per on page no. 50 of the complaint)
9.	Possession clause	7.1 <i>...xxx The Promoter assures to handover possession of the Plot /Unit /Apartment for Residential/ Commercial /Industrial/IT/any other usage (as the case may be) along with parking (if applicable) as per agreed terms and conditions unless there is delay due to "force majeure", Court orders, Government policy/guidelines, decision affecting the regular development of the real estate project. If, the completion of the Project is delayed due the above conditions, then the Allottee agrees that the Promoter shall be entitled to the extension of time delivery of possession of the Plot/Unit/Apartment for Residential/Commercial/Industrial /IT/any other usage (as the case may be)....xxxx</i> (Page 57 of complaint)



10.	Date of environment clearance	09.02.2023 (As information provided by the planning branch)
11.	Building Plans	23.01.2023 (Information provided by the planning branch)
12.	Due date of delivery of possession	09.02.2027 (Note: Due date to be calculated 4 years from the date of EC i.e., 09.02.2023 being later as per Affordable Group Housing Policy, 2013)
13.	Payment Plan	Construction Linked (Page 71 of complaint)
14.	Total consideration	25,38,431/- (Page 51 of complaint)
15.	Total amount paid by the complainants	Rs.15,99,706/- (As stated at page 21 of the complaint)
16.	Reminder/ demand letters	23.10.2024, 13.11.2024
17.	Newspaper Publication dated	01.12.2024 (Page 97 of complaint)
18.	Cancellation Letter dated	01.12.2024 (As per page no. 82 of the complaint)
19.	Legal notice sent by the complainant after cancellation	19.12.2024 (Page 101 of complaint)
20.	Occupation Certificate	Not obtained
21.	Offer of possession	Not offered

B. Facts of the complaint:

3. That the complainant has made following submissions:
 - a. Being persuaded by various advertisements in print and as well as in electronic media, the complainant has applied for allotment of a flat/unit in an 'Affordable Group Housing Colony' titled 'TATHASTU-II' situated at Sector 5, Sohna, Gurugram, Haryana, on the land measuring



- 8.975 acres. The aforesaid 'affordable group housing colony' consisting of 2972 flats/units was being developed by the respondent, (Haryana) under 'affordable housing policy - 2013' of the Town & Country Planning Department, Govt of Haryana, vide notification no. PF-27/48921 dated 19th August, 2013. The license for this 'affordable group housing colony' has been received by the respondent vide license No. 188 of 2022 dated 16.11.2022 and the building plan approved on 23.01.2023 vide Memo No. ZP-1676/JD(RA)2023/2180.
- b. The respondent planned to develop an affordable group housing colony on the said land by constructing thereon multi-storied buildings comprising of 1, 2- & 3-bedroom flats under the 'affordable housing policy-2013'. The developer had assured the complainant that he has obtained all the necessary sanctions/approvals from the competent authorities to construct 2972 units spread over in 6 towers (G+21 Floor) has got all clearances as required for the purpose of development of affordable housing project on a land parcel of 8.975 acres. The said real estate affordable housing project 'Tathastu-II' has also been registered with Haryana Real Estate Regulatory Authority (HRERA) bearing Registration No. 21 of 2023 dated 30.01.2023.
- c. The representatives of respondent informed and assured the complainant that the development/construction will commence from the License Granting Date (Commitment Date) i.e., 23.01.2023 and the possession of the said unit will be handed over within 5 years i.e., on or before 23.01.2028. Thus, believing upon the representations and assurances of the respondent, the complainant applied a unit on 06.09.2023 vide application no. T2APP/84877/23-24 by paying a booking amount of Rs. 5,17,000/- vide NEFT No. N156232488695234 on 06.06.2023.



- d. In pursuance to the aforesaid application made by the complainant for allotment of flat/unit, the respondent has allotted through draw of lots held on 17.04.2023, a unit/flat no. T3-12A05 in Tower 3 on 13th floor measuring 645.829 sq. ft. carpet area and 59.148 sq. ft. balcony area designated as 'Category 2' (Type - 2BHK+S) for a total sale consideration of Rs. 25,38,431/- (excluding taxes, as applicable). The 'allotment/demand letter' bearing customer code: T2APP/84877/23-24 dated 24.04.2023 was issued by the respondent in confirmation of said allotment.
- e. After an intense persuasion the 'buyer's agreement' was executed on 21.06.2023, well about 2 months after the allotment of the captioned unit. Thereafter the respondent kept on demanding money from the complainant on pretexts such as raising the construction at a very fast pace and the complainant with a hope that the possession of the unit will be handed over in due time after completion of construction, continued to pay the same as per the schedule of payment but all the demands made by the respondent were not as per the level of construction. The complainant has diligently performed his part of the contract and has always been prompt at making payments up to 4th instalments as can be seen from the account statements of demand and payment dates. However, the 5th instalment was not made as per the demand notice since the 'demand notice' dated 23.10.2024 was contrary to the payment schedule of the 'buyer's agreement' because this installment was due on completion of 2/3rd of super structure which has not been complied with by the respondent.
- f. The complainant has paid his hard-earned money and life savings in a hope to reside peacefully in his dream home and fulfilled each and every demand of the respondent that have arisen from time to time,



thus till date 63% sale consideration amount of Rs. 15,99,706/- has been paid to the respondent for the said unit no. T3-12A05, in Tower 3 of an 'affordable housing project' namely, 'Tathastu-II' Sector 5, Sohna, Gurugram. The complainant has made payments on the demands of the respondent and the same were duly accepted and receipts were provided against all the payments made except the last instalment made on 10.12.2024.

- g. The table below shows the payment made by the complainant through his bank account:

DATE	AMOUNT
Allotment amount	1,22,702.50/-
06.09.2023	5,17,000/-
19.09.2023	3,12,094/-
12.04.2024	3,23,000/-
07.12.2024	49,000/-
09.12.2024	51,000/-
10.12.2024	2,74,000/-
Total	15,99,706/-

- h. The complainant was shocked to receive a demand notice dated 23.10.2024 for a sum of Rs.3,17,304/- on completion of 2/3rd of super structure, which was totally in contravention of payment terms agreed upon since this stage of construction has not reached yet, as enumerated in of the buyer's agreement dated 21.06.2023.
- i. On 13.11.2024, the respondent sent another 'notice for non-payment of dues' for a sum of Rs.3,17,304/- as the 5th instalment citing the due date as 09.11.2024, which again is an illegal demand and is in contravention to payment terms of 'buyer's agreement' dated 21.06.2023.



- j. The complainant was in utter shock to receive an e-mail dated 09.12.2024, wherein the respondent had cancelled the allotment of captioned residential unit no. T3-12A05, in Tower 3 of an 'affordable housing project' namely, 'Tathastu-II' Sector 5, Sohna, Gurugram alleging non-payment of 5th installment. Though this demand of (12.5% of the total sale consideration) had been illegal/unauthorized and in contravention to the agreed upon payment schedule of buyer's agreement. The respondent sent the notice of cancellation dated 01.12.2024 which was received by the complainant on 16.12.2024 for alleging non-payment of dues. The respondent cancelled the allotment of the said unit in complete violation of terms and conditions of buyer's agreement dated 21.06.2023 as well as the rules of the Haryana affordable housing policy 2013.
- k. It has come to the knowledge of the complainant the said project has not reached to the stage of completion of 2/3rd of super structure as claimed by the respondent. The demand letter dated 23.10.2024 is false and in violation of the agreed terms of the buyer's agreement dated 21.06.2023.
- l. It is of essence to notify that even as per clause 9.2 and 9.3 of the buyers' agreement dated 21.06.2023, no allotment can be cancelled unless the buyers do not breach the terms and conditions of the buyer's agreement dated 21.06.2023 and the terms and conditions of the Haryana Affordable Housing Policy 2013.
- m. Upon respondent demand of Rs.3,17,839/- vide letter dated 13.11.2024 and 01.12.2024 received on 16.12.2024 was contrary to the payment schedule as agreed between the complainant and respondent vide buyer's agreement dated 21.06.2023 without prejudice complainant has made payment of Rs. 49,000/- on



- 07.12.2024 and additional payment of Rs.2,76,000/- on 10.12.2024 to buy peace through NEFT from HDFC Bank and informed the respondent about the said payment.
- n. Thereafter the complainant shocked to see the email dated 09.12.2024 whereby the respondent cancelled the allotment of the above said unit/flat in contravention to terms of buyer's agreement dated 21.06.2023 and Haryana Affordable Housing Policy 2013 to which complainant has resisted vide email dated 11.12.2024 requested respondent to restore the allotment of the above said flat.
- o. As per clause 1.13 of the buyer's agreement dated 21.06.2023, in the event of default in payment by the allottee, a period of 15 days from the date of issuance of the demand notice is to be granted. In case of further delay, an additional grace period of 15 days is to be provided from the date of publication in the newspaper. Furthermore, an additional notice of 15 days is mandated, granting a total time period of 45 days for the allottee to cure any default in payment. Also, as per section 5(III) (i) of the Haryana Affordable Housing Policy 2013 mandatorily requires the procedure provided thereunder before cancelling the allotment of complainant.
- p. The from the bare reading of respondent emails, it is evident that they have illegally cancelled the allotment of complainant in gross violation of the terms of Haryana Affordable Housing Policy 2013 which requires payment of demand within 15 days of newspaper publication, and such publication with wide circulation in the State. However, in contrary to the terms of Haryana Affordable Housing Policy 2013, Respondent provided only 7 days under the said newspaper publication instead of mandatory 15 days. That the said mandatory publication was made in the local edition of newspaper which was only



- circulated in one district and does not have the required circulation in the State.
- q. The complainant has made a total payment of Rs.3,25,000/- against respondent demand well within 15 days from the newspaper publication which is already in violation if the terms being published in local circulation. The details of payments are mentioned hereinabove in the schedule of payment of this notice. That there are on dues remaining from complainant and all the installments are duly paid.
- r. As per the email dated 11.12.2024 which states that the payment has been delayed by 43 days, which falls within the stipulated period of 45 days as per the terms of the buyer's agreement. This clearly demonstrates that complainant has complied with the timeline and is still within permissible grace period for making the payment. As such, the assertion in respondent communication that the allotment has been cancelled due to a delay in payment is in breach of terms outlined in the agreement.
- s. The complainant has received respondent's letter dated 01.12.2024 on 16.12.2024 whereby the respondent has requested complainant to get refund against the said flat. The respondent have wrongly cancelled the allotment of the flat and the same is liable to be restored as soon as possible.
- t. Having failed in all his efforts to get the allotment of the captioned unit restored, the complainant sent a 'Legal Notice' dated 19.12.2024 through his counsel, but even this the respondent did not reply to the said notice nor restored the abovesaid unit of the complainant.
- u. Article 1.13 of the 'buyer's agreement' dated 21.06.2023 executed between complainant and respondent stipulates conditions and



procedure for surrender/cancellation of allotment. The respondent is entitled to terminate/cancel the allotment of unit only on defaults, breaches and/or non-compliance of any of the terms and conditions of the 'affordable housing policy-2013' and 'agreement to sell i.e., buyer's agreement' and the complainant has not defaulted/breached/non-complied any of terms & conditions of the said policy and/or Buyer's agreement. Even the due procedure of publishing the defaulters list in one regional Hindi newspaper having circulation of more than ten thousand in the State has not been diligently followed by the respondent.

- v. The present cancellation of allotment is a sheer contravention of the provision under Section 11(5) of the Real Estate (Regulation & Development) Act 2016, which stipulates that the promoter may cancel the allotment only in terms of the 'agreement to sell' and not otherwise.

C. Relief sought by the complainant:

4. The complainant has sought following relief(s):
- Direct the respondent to restore of allotment of flat/unit no. T3-12A05, in Tower 3 of an 'Affordable Housing Project' namely, 'Tathastu-II' Sector 5, Sohna, Gurugram.
5. On the date of hearing, the authority explained to the respondent/promoter about the contraventions as alleged to have been committed in relation to section 11(4) (a) of the act to plead guilty or not to plead guilty.

D. Reply by the respondent:

6. The respondent has contested the complaint on the following grounds:
- The contents of the present complaint are denied as the complainant is misleading this Hon'ble Forum and is using this Hon'ble Forum to

- malign the reputation of the respondent. The present complaint in the present form is not maintainable as the same is contrary to the provision of the Real Estate (Regulation and Development) Act, 2016 and Haryana Real Estate (Regulation and Development) Rules, 2017 and therefore, the present complaint is liable to be dismissed in limine.
- b. This Hon'ble Authority does not have the jurisdiction and adjudicate the present complaint. Therefore, the present complaint is liable to be dismissed.
- c. It has been admitted fact by the complainant that he has been allotted the unit/flat bearing no. T3-12A05 in Tower 3 on 13th floor by the respondent after the allotment letter was issued to the complainant. The said allotment was done by the respondent after the filling of the application by the complainant to the respondent.
- d. The complainant, in the present matter, had failed to make timely payments and there were substantial delays in making the payments of the due instalment against the intimation cum demand letter dated 25.10.2024. Moreover, the respondent had issued reminder on 13.11.2024 against the outstanding due instalment to the complainant but the complainant had failed to make timely payments of the due instalments.
- e. Consequently, the answering respondent had issued a cancellation letter against the subject unit no. T3-12A05 in Tower 3 of an "affordable housing project" namely Tathastu - II located at Sector 5, Sohna, Gurgaon, Haryana to the complainant dated 01.12.2024 as per the mutually agreed terms and conditions of the registered builder buyer agreement/ agreement for sale dated 21.06.2023 and the affordable housing policy, 2013.



- f. The complainant has made default in making the payment of sale consideration on the false and frivolous grounds. The answering respondent is constructing the site as per the law and commitments made to the entire public at large. Apart from that the Hon'ble Authority is empowered to monitor the construction and progress over the project site of the answering respondent/ builder from time to time and there have been no lapse and other lacunas have been identified by the Hon'ble Authority with regard to the construction status of the said project. Hence, the complainant in connivance and collusion did not make the payment of sale consideration as demanded vide Intimation cum demand letter dated 25.10.2024.
- g. In builder-buyer agreements, time is of the essence, and delays in payment by one buyer adversely affect the entire project timeline and the interests of other buyers who have made timely payments. The respondent has contractual and legal obligations towards other stakeholders in the project and cannot allow one defaulting buyer to jeopardize the completion of the project within the promised timeline. The cancellation has been affected in accordance with the terms of the builder-buyer agreement and applicable laws. The respondent has exercised its legitimate contractual right to terminate the agreement due to material breach by the complainant. The acceptance of partial payments does not constitute a waiver of the respondent's right to cancel for subsequent defaults, particularly when the breach is continuing and substantial.
- h. The complainant is not entitled for any relief as claimed in prayer clause, since the complainant has not come to this Hon'ble Court with clean hands and have filed the suit without cause of action against the respondent on the basis of malicious allegations and misconceived and



wrong facts as such the complainant is not entitled to any equitable relief as prayed for from this Hon'ble Court.

- i. In view of the aforesaid facts and submissions, it is, therefore, most respectfully prayed that dismiss the complaint of the complainant with exemplary costs.
7. Copies of all the relevant documents have been filed and placed on the record. Their authenticity is not in dispute. Hence, the complaint can be decided on the basis of these undisputed documents and submission made by the parties.

E. Jurisdiction of the authority:

8. The respondent has raised a preliminary submission/objection the authority has no jurisdiction to entertain the present complaint. The objection of the respondent regarding rejection of complaint on ground of jurisdiction stands rejected. The authority observes that it has territorial as well as subject matter jurisdiction to adjudicate the present complaint for the reasons given below:

E.I Territorial jurisdiction

9. As per notification no. 1/92/2017-1TCP dated 14.12.2017 issued by Town and Country Planning Department, the jurisdiction of Real Estate Regulatory Authority, Gurugram shall be entire Gurugram District for all purpose with offices situated in Gurugram. In the present case, the project in question is situated within the planning area of Gurugram district. Therefore, this authority has complete territorial jurisdiction to deal with the present complaint.

E.II Subject matter jurisdiction

10. Section 11(4)(a) of the Act, 2016 provides that the promoter shall be responsible to the allottees as per agreement for sale. Section 11(4)(a) is reproduced as hereunder:

Section 11(4)(a)



Be responsible for all obligations, responsibilities and functions under the provisions of this Act or the rules and regulations made thereunder or to the allottee as per the agreement for sale, or to the association of allottee, as the case may be, till the conveyance of all the apartments, plots or buildings, as the case may be, to the allottee, or the common areas to the association of allottee or the competent authority, as the case may be;

Section 34-Functions of the Authority:

34(f) of the Act provides to ensure compliance of the obligations cast upon the promoter, the allottee and the real estate agents under this Act and the rules and regulations made thereunder.

11. So, in view of the provisions of the Act quoted above, the authority has complete jurisdiction to decide the complaint regarding non-compliance of obligations by the promoter leaving aside compensation which is to be decided by the adjudicating officer if pursued by the complainant at a later stage.

F. Findings on relief sought by the complainant:

F.I Direct the respondent to restore of allotment of flat/unit no. T3-12A05, in Tower 3 of an 'Affordable Housing Project' namely, 'Tathastu-II' Sector 5, Sohna, Gurugram.

12. The complainant was allotted unit no. T3-12A05 in Tower-3 of the Affordable Housing Project namely "Tathastu-II", situated at Sector-5, Sohna, Gurugram, for a total sale consideration of ₹25,38,431/-. A builder buyer agreement dated 21.06.2023 was executed between the parties. It is a matter of record that the complainant has paid an amount of ₹15,99,706/- towards the said unit. The complainant has expressed his willingness to continue with the project and has sought restoration of the allotment which was terminated by the respondent.
13. As per clause 7.1 of the buyer's agreement dated 21.06.2023, provides for handing over of possession and is reproduced below for the ready reference:

xxxx...The Promoter assures to handover possession of the Plot /Unit /Apartment for Residential/ Commercial /Industrial/IT/any other usage (as the case may be) along with parking (if applicable) as per agreed terms and conditions unless there is delay due to "force majeure", Court orders, Government policy/guidelines, decision affecting the regular development of the real estate project. If, the completion of the Project is delayed due the above conditions, then the Allottee agrees that the Promoter shall be



entitled to the extension of time delivery of possession of the Plot/Unit/Apartment for Residential/Commercial/Industrial /IT/any other usage (as the case may be)....xxxx.

(Emphasis supplied)

14. Moreover, the due date of possession as per Affordable Housing Policy describes handing over of possession as:

1 (iv)

All such projects shall be required to be necessarily completed within 4 years from the date of approval of building plans or grant of environmental clearance, whichever is later. This date shall be referred to as the "date of commencement of project" for the purpose of the policy.

(Emphasis supplied)

15. The Authority has perused clause 7.1 of the buyer's agreement dated 21.06.2023 relating to handing over of possession. The said clause provides that possession shall be delivered within the agreed terms, subject to force majeure conditions, court orders, or governmental decisions affecting development. However, the clause does not specify a definite date of possession.

16. In the absence of a specific possession date in the Agreement, the timeline prescribed under the Affordable Housing Policy, 2013 becomes applicable. As per clause 1(iv) of the said Policy, the project is required to be completed within four years from the date of approval of building plans or grant of environmental clearance, whichever is later.

17. In the present case, the approval of building plans was granted on 23.01.2023 and the environmental clearance was granted on 09.02.2023. Since the environmental clearance is the later date, the period of four years is to be computed from 09.02.2023. Accordingly, the due date for completion and handing over of possession works out to 09.02.2027.

18. The primary grievance of the complainant is that the termination of the allotment is illegal and contrary to the procedure prescribed under the



Affordable Housing Policy. It is contended that the publication regarding default was made on 01.12.2024 and on the very same date the allotment was terminated, without affording reasonable time to the complainant to clear the outstanding dues.

19. The respondent has submitted that the termination was effected on account of non-payment by the complainant and that reminder letters dated 23.10.2024 and 13.11.2024 were issued prior to termination.
20. The Authority has examined the material placed on record. It is observed that the complainant had opted for a construction-linked payment plan. The demand was raised upon completion of 2/3rd of the superstructure and subsequent reminders were issued in respect thereof. However, it is evident from the record that the public notice regarding default was published on 01.12.2024 and the termination letter was also issued on the same date.
21. As per clause 5(iii)(i) of the Affordable Housing Policy, cancellation of allotment is required to follow the prescribed procedure, including issuance of notice and grant of reasonable opportunity/time to the allottee after publication before effecting cancellation. In the present case, the respondent has failed to demonstrate that any reasonable period was granted to the complainant after publication dated 01.12.2024 before terminating the allotment. Termination on the very same date as publication is contrary to the spirit and mandate of the Policy. Clause 5(iii)(i) of the Affordable Housing Policy is reproduced below for ready reference:

If any successful applicant fails to deposit the installments within the time period as prescribed in the allotment letter issued by the colonizer, a reminder may be issued to him for depositing the due installments within a period of 15 days from the date of issue of such notice. If the allottee still defaults in making the payment, the list of such defaulters may be published in one regional Hindi news-paper having circulation of more than ten thousand in the State for payment of due amount within 15 days from the



date of publication of such notice, failing which allotment may be cancelled. In such cases also an amount of Rs 25,000/- may be deducted by the coloniser and the balance amount shall be refunded to the applicant. Such flats may be considered by the committee for offer to those applicants falling in the waiting list.

(Emphasis supplied)

22. In view of the above, the Authority holds that the termination of allotment of unit no. T3-12A05 is not in consonance with the procedure prescribed under the Affordable Housing Policy, 2013 and is therefore unsustainable in law. Accordingly, the termination dated 01.12.2024 is hereby set aside.
23. The respondent shall reinstate the allotment of unit no. T3-12A05 in favour of the complainant in accordance with the terms of the builder buyer agreement dated 21.06.2023. In the event the said unit is no longer available, the respondent shall allot an alternative unit of the same type, size and specifications as agreed in the builder buyer agreement dated 21.06.2023.

G. Directions of the Authority:

24. Hence, the authority hereby passes this order and issue the following directions under section 37 of the Act to ensure compliance of obligations cast upon the promoters as per the functions entrusted to the Authority under section 34(f) of the Act of 2016:
- i. Cancellation dated 01.12.2024 is bad in eyes of law and hence set-aside.
 - ii. The respondent is directed to reinstate the allotment of unit no. T3-12A05 in favour of the complainant in accordance with the terms of the builder buyer agreement dated 21.06.2023. In the event the said unit is no longer available, the respondent shall allot an alternative unit of the same type, size and specifications as agreed in the builder buyer agreement dated 21.06.2023.



- iii. The respondent is obligated to hand over the possession of the unit to the complainant after obtaining of occupation certificate/CC/part CC from the competent authority as per obligations under Section 11(4) (b) read with Section 17 of the Act, 2016 and thereafter, the complainant is obligated to take the possession within 2 months as per section 19 (10) of the Act, 2016.
- iv. The respondent shall not charge anything from the complainant, which is not a part of the buyer's agreement.
25. Complaint stands disposed of.
26. File be consigned to the registry.



(Phool Singh Saini)
Member

Haryana Real Estate Regulatory Authority, Gurugram

Dated: 12.02.2026

HARERA
GURUGRAM