

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

<b>Complaint no.</b>	:	<b>4798 of 2024</b>
<b>Date of complaint</b>	:	<b>04.10.2024</b>
<b>Date of order</b>	:	<b>16.12.2025</b>

Rajat Sahani

**R/o:** House no.138, Green Street, Malibu Town,  
Sector-47, Gurugram, Haryana-122018.

**Complainant**

**Versus**

M/s Vatika Limited

**Regd. Office at:** - Unit No. A-002, INXT City Centre,  
Ground Floor, Block-A, Sector-83, Vatika India Next,  
Gurugram, Haryana-122012.

**Respondent No.1**

Philby Real Estate

**Regd. Office at:** - Town Square, 73/J-1, Central  
Corridor, Vatika India Next, Sector-83, Gurugram.

**Respondent No.2**

**CORAM:**

Shri Arun Kumar

Shri Phool Singh Saini

**Chairman**

**Member**

**APPEARANCE:**

Shri Bhajan Lal Jangra (Advocate)

Shri Dhruv Dutt Sharma (Advocate)

Shri Himanshu Gautam (Advocate)

**Complainant**

**Respondent no.1**

**Respondent no.2**

**ORDER**

1. The present complaint has been filed by the complainant 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 provisions of the Act or the Rules and regulations made thereunder or to the allottees as per the agreement for sale executed *inter se*.

### A. Unit and project related details

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

S. N.	Particulars	Details
1.	Name and location of the project	"Vatika India Next 2 Plot", at Vatika India Next (Phase-II), Sector-88 A&B, Gurugram.
2.	Project area	121.0125 Acres
3.	Nature of Project	Residential Plotted Colony
4.	DTCP license no. and validity status	94 of 2013 dated 31.10.2013 Valid up to 30.10.2024 11 of 2015 dated 01.10.2015 Valid up to 30.09.2025 258 of 2023 dated 17.11.2023 Valid up to 16.11.2028
5.	Name of Licensee	M/s Vatika Limited and others
6.	Rera registered/ not registered and validity status	<b>Registered</b> 74 of 2024 dated 08.07.2024 Valid up to 30.06.2030
7.	Unit no.	Plot no.25, TWN-005-Sector-88A-E-16 (as mentioned in BBA at page 56 of application for dismissal of complaint)
8.	Unit Admeasuring	269.11 sq. yds. (as mentioned in BBA at page 56 of application for dismissal of complaint)
9.	Expression of interest <b>(Complainant-Rajat Sahani)</b>	20.08.2022 (Page 8-11 of application for dismissal of complaint)
10.	Agreement to sell <b>(Between Rajat Sahni &amp; Minakshi)</b>	04.09.2023 (Page 12-16 of application for dismissal of complaint)
11.	Assignment form	04.09.2023 (Page 17-18 of application for dismissal of complaint)

12.	Letter from the Assignor/Seller, Affidavit, Indemnity cum undertaking of the Assignor.	04.09.2023 (Page 19-28 of application for dismissal of complaint)
13.	Joint letter [for assignment]	04.09.2023 (Page 29 of application for dismissal of complaint)
14.	Letter from the Assignee/Buyer, Affidavit, Indemnity cum undertaking of the Assignee.	04.09.2023 (Page 30-43 of application for dismissal of complaint)
15.	Endorsement <b>(in favor of Minakshi)</b>	23.11.2023 (Page 44-45 of application for dismissal of complaint)
16.	Buyer's Agreement <b>(Between Minakshi &amp; R1)</b>	07.05.2024 (as mentioned in BBA at page 56 of application for dismissal of complaint)
17.	Possession Clause as per buyer's agreement	<b>7.Possession of the plot for residential usage:</b> <b>7.1 Schedule for possession of the said plot for residential usage -</b> <i>... The promoter assures to handover possession of the plot as per RERA Registration certificate or nay extension thereof unless there is delay due to "force majeure" events Court/Tribunal/NGT Orders, Government policy/guidelines, decision affecting the regular development of the real estate project...</i> <b>[Emphasis supplied]</b> (as mentioned in BBA at page 62 of application for dismissal of complaint)
18.	Due date of possession	30.06.2030 [Note: As per the date of completion of project]
19.	Total sale consideration	Rs.2,15,28,800/- (as mentioned in BBA at page 81 of application for dismissal of complaint)

20.	Amount paid against the allotted unit <b>(by Minakshi)</b>	Rs.2,13,13,512/- (as per SoA dated at page 85 of application for dismissal of complaint)
21.	Completion Certificate	Not obtained
22.	Offer of possession	Not offered

**B. Facts of the complaint:**

3. The complainant has made the following submissions: -

- a. That the complainant had been allotted a Plot No. 25, E-16, in the project "Vatika India Next 2" located at Gurugram - 122505 by issuing EOI dated 01.09.2022 without getting the registration of the project by the respondents and was attracted to purchase a residential plot in the said project. That aggrieved by the act, conduct and omission on the part of the respondents the present complaint is being filed against the respondents for violation of RERA Act read with rules.
- b. That respondent no. 1 is a registered company under the provisions of the Company Act and is engaged in the business of the real estate and respondent no. 2 is registered RERA agent.
- c. That the respondent no. 1 approached through its agent i.e. respondent no.2 and represented that the respondent no.1 is owner and in possession of the project land located at sector 88 A and 88 B. Further, the respondents claimed that a project namely "Vatika India Next 2" at Sector 88-A & 88-B, in Village Harsaru, Gurugram is proposed to be developed by the respondent no.1. That the respondents further represented that necessary approvals and licences have been procured from the competent authority (DTCP, Haryana) and shown paper of licenses and started taking bookings of the plot in the said project.
- d. That on the basis of the representation, tall claims, commitment and promises made by the respondents the complainant booked a plot bearing no. 25, E-16, in the project "Vatika India Next 2" located at

Gurugram-122505 (admeasuring 269.11 sq. yd.) by making advance payment sum of Rs.4,40,000/- on 18.04.2022 through cheque which was acknowledge and received by the respondent. That total sale consideration was to be paid sum of Rs.2,15,28,800/-.

- e. That the respondent no.1 kept demanding on several occasion and the complainant was compelled to pay the same failing which paid amount would be forfeited thus the complainant paid sum of Rs.10,00,000/- on 28.04.2022 through RTGS which was received and acknowledged by the respondent no.1.
- f. Thus, as evident above, the complainant was compelled to pay sum of Rs.43,20,000/- without getting and signing agreement to sell in respect of the plot. The respondent no.1 received more than 10% of the agreed price which is against the RERA Act.
- g. That the despite above said payments and following up the respondent neglected to sign the agreement in respect of the booked unit/plot but kept sending illegal demands upon the complainant. That the respondent no. 2 is registered RERA agent and working as agent but the complainant was trapped in the said deal without having RERA registration of the project only to make more money from the complainant. The respondents want to grab the huge amount and diverting the money to purchase lands in the same vicinity.
- h. That the respondent no.1 through respondent no.2 sent an EOI dated 01.09.2022 wherein all the particulars of the project in relation to the plot more particularly progress of the project however nothing has been sent and shared by the respondents.
- i. That as on 19.07.2022, the respondent had received sum of Rs.43,20,000/- from the complainant but neglected to commence the construction/development of the project.

- j. That after verification, it came to the knowledge of the complainant that DTCP licence has already been expired in the year 2017 but the respondent no.1 purposely filed the application for getting the project registered by moving application along with DTCP licence and obtained RERA-GRG-1017-2022.
- k. That on 30.09.2022 the respondents sent an email calling upon the complainant to pay the balance as per the agreed payment plan as per EOI failing which interest will be accumulated by the respondent. Extract of mail below mentioned.
- l. That it came to the knowledge of the complainant that the RERA, Gurugram had issued show cause notice in the month of September' 2022 and restricted for sale/booking/transfer in the said project because the booking of the plot were being taken in violation of RERA therefore the RERA restrained the respondent to take the bookings/transfers in the said project and it was also ordered that no transfer will be accepted by the respondents. The above directions were duly published in the newspaper.
- m. That the complainant wrote a mail dated 11.10.2022 to provide RERA registration of the project and DTCP licences which were never shared by the respondents. And no revert was sent by the respondents.
- n. The complainant sent reminders through mail dated 27.11.2022 seeking progress of the project but of no consequence. That it came to the knowledge of the complainant that the respondent withdraws their RERA registration application on 13.03.2023 in compliance of order passed by RERA.
- o. That respondent sent demand notice dated 17.05.2023, without obtaining RERA registration whereby the respondent called upon the

complainant to pay sum of Rs.1,16,83,040/- within 7 Days failing which plot of the complainant shall be cancelled and paid amount be forfeited.

- p. That the complainant apprehending the alleged act, conduct and omission on the part of respondents, who were taking booking in the said project and sending illegal demands upon the complainant without having renewal licenses and RERA registration and commencing any construction and development over the project land started research and found that the respondent neglected and failed to procure the RERA registration certificate and had started booking from the innocent buyers. Therefore, the respondent violated the provisions of the RERA act.
- q. That the respondent sent an assignment/transfer through an email dated 25.08.2023 which was signed and handed over to the respondent who had taken booking from the complainant without licence and played fraud upon the complainant who has to sign assignment form by surrendering the said plot.
- r. The respondent be directed to allot same or similar plot in the said project at previous allotted rates as mentioned in EOI and appropriate interest against the total sale consideration.
- s. Had the respondent no.1 taken RERA registration certificate in respect of the project from RERA Authority, the complainant did not sign would have not signed assignment transfer hereby caused monetary loss sum of Rs.10,00,000/-. That the complainant had no option except the transfer the said plot because enormous amount has been paid and no development of the project were sent by the respondent.
- t. That the respondent used the money paid by the complainant and utilized the same for business purpose. The complainant was paid sum Rs.43,20,000/- and was deprived the interest.

- u. Therefore, the violation Section 3 & 11, 14, 18 of the Act, 2016, the respondent no.1 and respondent no.2 committed same footing because they had full knowledge about facts of the project but despised the same invited the booking.
- v. The respondents apparently neglected and failed to adhere promises, commitment made at the time of booking and took huge sale consideration Rs.43.20 lakhs only to invest in another project. That innocent buyer cannot wait forced to take delivery of unit/plot in the said project at cost of respondent.
- w. Therefore license no. 73/2017/166 dated-25.07.2017 granted to channel partner (respondent no.2) to take booking or for offer any unit/plot in the project liable to be cancelled with penalty. Based upon the representation claimed by the respondent no.1 "Vatika". The channel partner insists and offered intended allottee to invest in the said project who had intentionally invited the booking.
- x. That the complainant approached the respondents to allot the plot after getting RERA certificate in the said project but in vain.
- y. That for the reason stated above, the complainant is/are left with no other efficacious remedy available except to file the present complaint before the Authority for allotment alternate plot in the said project at the same rate as was at the time of booking of the plot.

**C. Relief sought by the complainant:**

- 4. The complainant has sought following relief(s):
  - i. Possession of the plot with completion certificate;
  - ii. There is violation of RERA Norms/orders/notices issued by the Authority and respondent is liable to be prosecuted up to 10% of the total cost of the project as per RERA Act, in the said project which was not registered under the relevant provision of RERA Act and also penalised huge amount after the receiving of show cause notice by the

Hon'ble Authority and its good lesson for all builder/developers and real estate agents which they grabbed the innocent buyer/complainant and after who was attracted and it as forced to invest in hard-earned money in the disputed project;

- iii. The respondent no.1 be directed to re-allot the plot at the previous rate as per EOI to the complainant after the registration RERA certificate and make a valid offer of possession of the plot in the project Vatika India Next-2;
  - iv. Interest for every month of delay at prevailing rate of interest from date of the booking till handing over the possession of the plot in the project Vatika India Next-2;
  - v. The respondent be directed to complete the project and handover the physical possession of plot in the project Vatika India Next-2;
  - vi. Direct the respondent to first giving the letter for assurance of the plot in same price and location. After getting registration certificate execute the BBA/Agreement to sell with the complainant and subsequently execute conveyance deed after offering valid offer of possession to the complainant after receiving the OC;
  - vii. Licence of the respondent no.2 be cancelled for alleged violation of RERA Act with rules.
5. On the date of hearing, the authority explained to the respondents/promoters 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 respondents.**

**• Respondent no.1:**

6. The respondent no.1 contested the complaint by filing an application for dismissal of the present complaint on the following grounds: -
- a. That the present complaint has been filed by the complainant is seeking reallocation of the plot, handing over possession and delay possession charges.
  - b. That the respondent humbly submits that each and every averment and contention, as made/raised in the complaint, unless specifically

- admitted, be taken to have been categorically denied by respondent and may be read as travesty of facts.
- c. That the complaint filed by the complainant before the Authority, besides being misconceived and erroneous, is untenable in the eyes of law. The complainant has misdirected himself in filing the above captioned complaint before this Authority as the relief being claimed by the complainant, besides being illegal, misconceived and erroneous, cannot be said to even fall within the realm of jurisdiction of this Authority.
- d. That apparently, the complaint filed by the complainant is abuse and misuse of process of law and the reliefs claimed as sought for, are liable to be dismissed.
- e. That initially the complainant namely Mr. Rajat Sahni expressed his interest and applied for booking the plot admeasuring 269.11 sq. yards in the project 'Vatika India Next' township located in sector - 88A & 88B, Gurgaon for total sale consideration of Rs.2,15,28,800/-.
- f. That pursuant to the expression of interest by the complainant, the respondent issued an acknowledgment of expression of interest in respect of tentative plot no. 25, E-16, Vatika India Next 2 Plots, Gurgaon.
- g. That somewhere in September, 2023, the complainant requested for transfer of plot in the name of third person namely Ms. Minakshi @ Ms. Meenakshi and an agreement to sell dated 04.09.2023 was also executed between the complainant and Ms. Meenakshi for sale of the plot in question.
- h. That the complainant also submitted an affidavit and indemnity-cum-undertaking to the respondent wherein in the complainant admitted that he has received consideration to his full satisfaction for assignment of rights and further agreed that he has been left with no right or

interest or claim in the booking of the plot in question. That the said assignment / transfer was made by the complainant in favor of Ms. Minakshi @ Ms. Meenakshi out of his own free will and volition, without any undue influence or coercion.

- i. That accordingly upon the request of complainant and after completion of all required documentation and formalities, the respondent made an assignment and endorsement of the plot in question in the name of Ms. Minakshi @ Ms. Meenakshi on 23.11.2023.
- j. That thereafter, a builder buyer agreement dated 07.05.2024 was also executed between the subsequent allottee Ms. Minakshi and respondent and the same was also got registered on 03.03.2025 before The Sub-Registrar, Tehsil Harsaru, District Gurugram.
- k. That the subsequent allottee (Ms. Minakshi) has already paid an amount of Rs.2,13,13,512/-, including the amount paid by the complainant, towards the sale consideration.
- l. That the complainant is a real estate investor and has made booking with the respondent only with an intention to make speculative gains and profits in a short span of time. However, upon witnessing the rise in property prices in recent times, the intention of the complainant turned dishonest and the complainant has filed a false and frivolous complaint against the respondent with malafide motives solely to harass and blackmail the respondent.
- m. That after the assignment / transfer of plot in the name of Ms. Minakshi @ Ms. Meenakshi, the complainant has been left with no right, title and interest in the plot in question and also no longer falls in the definition of an allottee under the RERA Act, 2016 and as such the present complaint is liable to be dismissed on this ground alone.

n. That in view of the aforesaid submissions, the present complaint cannot proceed in its present form and is liable to be dismissed.

• **Respondent no.2:**

7. The respondent no.2 has contested the complaint by filing reply on the following grounds:

- a. That the present complaint has been filed by the complainant is seeking reallocation of the Plot, handing over possession and delay possession charges.
- b. That the respondent no. 2 categorically denies any involvement in the transaction concerning the purchase of the plot by the complainant from respondent no. 1. It is evident from the complaint that the complainant has failed to substantiate any allegations or provide evidence regarding the role of respondent no. 2 in the transaction.
- c. The inclusion of respondent no. 2 in this complaint is solely to harass and blackmail for monetary gain, as there is no contractual or transactional relationship between the complainant and respondent no.2.
- d. That the complaint against respondent no. 2 is bad because of misjoinder of party. There is no cause of action arose against the respondent no. 2 and respondent no. 2 is impleaded on false, bogus and fictitious grounds.
- e. That the complainant wilfully transferred his rights to another person with respect to the said plot on 04.09.2023 but after more than a year he suddenly filed this present complaint, which clearly shows that the present complaint is nothing but an afterthought to harass and blackmail the respondent no. 2. Thus, filing a complaint after the sale of the plot clearly demonstrates that the complainant is acting in bad faith, with no genuine grievance against respondent no.2.

- f. That the complainant alleges that respondent no. 2 acted as a "channel partner" and facilitated the transaction of purchase of plot purchased from respondent no.1. However, there is no documentary proof in the complaint to support this claim.
  - g. That the complainant had already sold the said plot wilfully to a new buyer and filed the complaint after more than one year and impleaded respondent no.2 to harass and blackmail it. Therefore, the complainant's claims are baseless, speculative, and defamatory in nature.
  - h. It is falsely alleged that respondent no. 2 "trapped" the complainant into the transaction. The complainant has failed to demonstrate any communication, agreement, or representation made by respondent no.2 that led to the purchase of the plot.
  - i. There is no privity of contract between respondent no. 2 and the complainant. Any alleged grievance of complainant pertains solely to respondent no. 1.
  - j. That respondent no.2 is a registered RERA agent and adheres to all regulatory norms. The complainant's vague allegations of violation of the RERA Act are devoid of merit and unsupported by any evidence.
8. 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 those undisputed documents and submissions made by the parties.

#### **E. Jurisdiction of the Authority**

9. The respondent raised a preliminary submission/objection that 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**

10. 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**

11. 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) The promoter shall-**

*(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 allottees as per the agreement for sale, or to the association of allottees, as the case may be, till the conveyance of all the apartments, plots or buildings, as the case may be, to the allottees, or the common areas to the association of allottees 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 promoters, the allottees and the real estate agents under this Act and the rules and regulations made thereunder.*

12. 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. Maintainability of the present complaint:**

13. In the present complaint, the complainant intends to continue with the project and is seeking delay possession charges along with interest on the amount paid. Proviso to Section 18 provides that where an allottee does not intend to withdraw from the project, he shall be paid, by the promoter, interest for every month of delay, till the handing over of possession, at such rate as may be prescribed and it has been prescribed under Rule 15 of the Rules.

***“Section 18: - Return of amount and compensation***

*18(1). If the promoter fails to complete or is unable to give possession of an apartment, plot, or building, —*

*.....  
Provided that where an allottee does not intend to withdraw from the project, he shall be paid, by the promoter, interest for every month of delay, till the handing over of the possession, at such rate as may be prescribed.*

14. In the present complaint, the complainant is seeking possession of the plot along with the delay possession charges on the total amount paid by him to the respondent for the delay caused by the respondent in handing over the possession of the unit to the complainant. However, during the proceedings of the case, the Authority was apprised by the counsel of the respondent with the fact that the complainant has sold the subject unit to a third party namely Meenakshi @Minakshi vide agreement to sell dated 04.09.2023 and the said agreement to sell is brought on record by the counsel of respondent along with the application for dismissal of present complaint on 01.05.2025.

15. After considering the contentions advanced by the parties, two issues arises before the Authority for consideration:

- i. Whether the complainant herein falls within the definition of allottee as per section 2(d) of the Act of 2016 and;
- ii. Whether at the date of filing of complaint any cause of action to claim with regard to delayed possession charges survived in his favour?

16. The Authority observes that on 20.08.2022, the complainant, by way of submitting expression of interest for plot, applied for allotment of a plot in

project namely "Vatika India Next 2 Plot", at Vatika India Next (Phase-II), Sector-88 A&B, Gurugram being developed by the respondent no.1. Therefore, on 01.09.2022, the respondent no.1 issued an acknowledgment of the expression of interest and tentatively allotted Plot bearing no.25, E-16, admeasuring 269.11 sq. yds. in the said project, for a total sale consideration of Rs.2,15,28,800/-. Thereafter on 04.09.2023, the complainant sold the subject unit in question by entering into agreement to sale with Ms. Meenakshi (i.e., subsequent/ current allottee). Further on the same day i.e., 04.09.2023, the complainant also submitted to the respondent no.1, an Assignment form, Letter from the Assignor/Seller, Affidavit, Indemnity cum undertaking of the Assignor and a Joint letter for assignment. Thus, on 23.11.2023, the respondent no.1 endorsed the subject unit in question in favour of the Ms. Meenakshi and an agreement to sale was executed between Meenakshi and respondent no.1 on 07.05.2024 for a total sale consideration of Rs.2,15,28,800/- against which the subsequent allottee has paid a total amount of Rs.2,13,13,512/- in respect of the subject unit.

17. The present complaint was filed on 04.10.2024 by the complainant who is the erstwhile allottee, seeking delayed possession charges under Section 18 of the Act of 2016. Now, the issue for determination before the Authority is whether the complainant herein was an allottee at the time of filing of complaint as per provisions of Section 2(d) of the Act of 2016 which is reproduced as under:

*"2 In this Act, unless the context otherwise requires-*

*(d) "allottee" in relation to a real estate project, means the person to whom a plot, apartment or building, as the case may be, **has been allotted**, sold (whether as freehold or leasehold) or otherwise transferred by the promoter, and includes **the person who subsequently acquires the said allotment through sale, transfer or otherwise** but does not include a person to whom such plot, apartment or building, as the case may be, is given on rent".*

**[Emphasis supplied]**

18. Accordingly, following are allottees as per this definition:

(a) **Original allottee:** A person to whom a plot, apartment or building, as the case may be, has been allotted, sold (whether as freehold or leasehold) or otherwise transferred by the promoter.

(b) **Allottees after subsequent transfer from the original allottee:** A person who acquires the said allotment through sale, transfer or otherwise.

However, allottee would not be a person to whom any plot, apartment or building is given on rent.

19. In the present complaint, the complainant is no more an allottee under the provisions of the Act, 2016, as the complainant does not fall under any of the two categories stated above as the complainant has already transferred the subject unit in favour of Ms. Meenakshi @ Minakshi (subsequent allottees/present owners) vide agreement to sell dated 04.09.2023. After transferring the unit, the complainant does not have any right, title or interest in the said unit. Thus, the complainant has no locus standi to claim delay possession charges under Section 18 of the Act as she does not fall under the definition of allottee as defined under Section 2(d) of the Act 2016.

20. In light of the above-mentioned findings of the Authority, the complainant is not entitled to any relief and the present complaint stands dismissed on merits accordingly.

21. Complaint as well as applications, if any, stands disposed off accordingly.

22. File be consigned to the registry.

  
(Phool Singh Saini)  
Member

  
(Arun Kumar)  
Chairman

Haryana Real Estate Regulatory Authority, Gurugram

**Dated: 16.12.2025**