

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

**Complaint no.** : 3147 of 2024  
**Date of decision** : 21.11.2025

Surabhi Yadav,  
R/o: - Apartment No. 4, Ground Floor,  
Tower 02, Zara Aavaas, Village Gurgaon,  
Sector 104, Gurugram, Haryana.

**Complainant**

**Versus**

M/s Perfect Buildwell Private Limited  
**Regd. Office at:** H&O House, D-64, Defence  
Colony, New Delhi-110024

**Respondent**

**CORAM:**

Shri Arun Kumar

**Chairman**

**APPEARANCE:**

Sh. Saurabh Sachdeva (Advocate)  
Sh. Ankur Berry (Advocate)

Complainant  
Respondent

**ORDER**

1. The present complaint dated 01.08.2024 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 provisions 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 unit details, sale consideration, the amount paid by the complainant, date of proposed handing over the possession, delay period, if any, have been detailed in the following tabular form:

S. No.	Particulars	Details
1.	Name and location of the project	"Zara Aavaas", sector-104, Gurugram
2.	Nature of the project	Affordable Group Housing
3.	Project area	5 acres
4.	DTCP License	12 of 2014 dated 10.06.2014 valid upto 09.12.2019
5.	Apartment no.	04, ground floor, tower 02 [on page 27 of complaint]
6.	Unit area	524 sq. ft. (carpet area) 94 sq. ft. (balcony area) [on page 27 of complaint]
7.	Date of allotment letter	19.10.2015 (page 27 of complaint)
8.	Date of execution of apartment buyer's agreement	05.01.2017 (page 28 of complaint)
9.	Possession clause as per BBA	N/A
10.	Environmental clearance	09.03.2015 (page 19 of reply)
11.	Building plans	08.12.2014 (on page 29 of complaint)

12.	Due date of possession	09.03.2019 (calculated as 4 years from the date of environmental clearance)
13.	Total sale consideration	Rs. 21,43,000/- [as per SOA on Page 34 of complaint]
14.	Total amount paid by the complainant	Rs. 22,28,720/- [as per SOA on Page 34 of complaint]
15.	Occupation certificate	04.12.2019 (page 30 of reply)
16.	Offer of possession	21.02.2020 (page 33 of reply)
17.	Possession certificate	14.06.2020 (page 33 of complaint)

**B. Facts of the complaint**

3. The complainant has made the following submissions: -

- I. The complainant, Ms. Surabhi Yadav is a peace loving and law abiding citizen of India, who nurtured hitherto an un-realized dream of having her own house in upcoming societies with all facilities and standards, situated around serene and peaceful environment. The complainant always lead her life with full of honesty, simplicity and truthfulness and epitomizes utmost kindness and humanism.
- II. The grievances of the complainant relates to breach of contract, false promises, gross unfair trade practices and deficiencies in the services committed by the respondent in regard to apartment no. 4, ground floor, tower 02 measuring 524 square feet of carpet area and 94 square feet of balcony area in the project called 'Zara Aavaas' at Sector 104, Gurugram, Haryana.

- III. The respondent, Perfect buildwell private limited is a company duly incorporated under the Companies Act, 1956 and is being sued through its Chairman cum Managing Director.
- IV. The respondent is carrying out business as builder, promoter and colonizer and is inter alia engaged in development and construction activities. It is stated by the respondent that the respondent and its associate is in the possession of the land measuring approximately 5 acres situated at Sector-104, revenue estate of Village Gargaon, Tehsil and District Gurugram, Haryana. The Director, Town and Country Planning, Haryana (DTCP) granted a License No. 12 of 2014 dated 10.06.2014 for construction and developing an affordable group housing colony as per the Affordable Housing Policy, 2013.
- V. The respondent has collected a huge amount from gullible and naïve buyers including the complainant from 2015 to 2018 and kept on promising the complainant to deliver the possession of her apartment as per the Affordable Housing Policy, 2013. After a delay of one year and three months the respondent handover the actual physical possession of the apartment and despite receiving more than 100% payment.
- VI. The genesis of the present complaint lies in the gross indifference, refusal and failure of the various obligations on the part of the respondent. The Respondent enticed various customers including the complainant to pay their hard earned money in the purchase of a apartment in the project known as 'Zara Aavaas' at Sector 104, Gurugram, Haryana. The complainant has paid, a sum of Rs.22,28,720/- till 2018 which is more than 100% of the total consideration i.e. Rs.21,43,000/- on the promises and commitments

that the offer of possession of the apartment will be delivered in time to the complainant. But unfortunately the respondent gave actual physical possession of the apartment after a delay of one year and three months i.e. on 14<sup>th</sup> June, 2020, the date of possession being 9<sup>th</sup> March, 2019. In fact, despite receiving more than 100% payable amount the respondent is charging/demanding illegal charges in the name of VAT and Maintenance Charges from the complainant which is a clear-cut violation of the Act, 2016 and Affordable Housing Policy, 2013. It is pertinent to mention here that as per the provisions of Affordable Housing Policy, 2013 the respondent/developer have an obligation to maintain the project free of cost for the period of five years but in violation of that the respondent is charging Maintenance charges of Rs.3/- per sq. ft. from the complainant and after protest of complainant the respondent starts deducting the amount from the pre paid electricity meter illegally, without the consent of complainant.

**C. Relief sought by the complainant**

4. The complainant has sought following relief(s).
  - a) A sum of Rs.2,87,876/- should be paid by the respondent for delay of possession, at the rate of 8% as per the prevailing mclr plus 2%. The amount is calculated as prescribed in the Real Estate (Regulation and Development) Act, 2016 and the Haryana Real Estate (Regulation and Development) Rules, 2017.
  - b) Direct the respondent to pay interest for every month of delay from 9<sup>th</sup> March, 2019 to 14<sup>th</sup> June, 2020 in offering possession of the apartment to the complainant, on the amount taken from the

complainant for the aforesaid apartment, at the rate prescribed by the Act, 2016.

- c) Permanently restrain the respondent for charging amount in the form of maintenance charges and deducting maintenance charges from pre-paid electricity meter of the complainant.
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.**

- i. That the respondent is a company, registered under the Companies Act, 1956 having its registered office at D-64, Defence Colony, New Delhi-110024. That for the past 15 years the respondent company has been engaged in the business of real estate sector and is one of the most prestigious builders in the country.
- ii. That at the very outset it is submitted that the present complaint is not maintainable or tenable in the eyes of law. The complainants have misdirected themselves in filing the above captioned complaint before this Authority as the subject matter of the claim does not fall within the jurisdiction of this Authority.
- iii. That the present complaint has been filed against the affordable group housing project namely, Zara Aavaas which comprises of 19 residential blocks on 5 acres. The project has been developed in phased manner and the current complainant comprises of allottee of phase 1 of the project. Phase 1 of the project was completed under the License No. 12 of 2014 dated 09.06.2019 renewed vide Memo No. LC-3048/Asstt(AK)/2019/25235 dated 10.10.2019. The

building plans were approved vide Memo No. ZP-1005/SD(BS)/2014/27657 dated 08.12.2014. Further the environmental clearance for construction of the affordable group housing colony was received vide Memo No. SEIAA/HR/2016/280 dated 09.03.2015. Copy of the Environment clearance dated 09.03.2015 is annexed as Annexure R-2.

- iv. That the construction of the project thereafter was conducted by the respondent by abiding all terms of the approvals so received. Further upon the enactment of the Real Estate (Regulation and Development) Act, 2016 and HRERA Rules, 2017 the respondent duly applied for the RERA Registration and the same was received by the respondent vide Memo No. HRERA(Reg.)483/2017/751 dated 28.08.2017. The RERA registration No. of the Phase I of the project is Regd. No. 152 of 2017.
- v. That the respondent had applied for the occupation certificate vide application dated 09.04.2019 and duly received the Occupation Certificate from the DTP, Gurugram on 04.12.2019. After the receiving of the occupation certificate the respondent offered the possession in phased manner and as per the Affordable Group Housing Policy, 2013.
- vi. That after receiving the OC dated 04.12.2019, the respondent immediately offered possession to the complainant and, directed the complainant to take possession of the unit and to further clear all dues. However, the complainant chose to delay the matter on one pretext and another. The complainant was duty bound to take the possession of the residential unit within 2 months of oc however, complainant's delayed the physical taking over without any reason.

The respondent constantly followed up with the allottees however, the complainant intentionally delayed taking physical possession.

- vii. That the respondent was committed to complete the development of the project. It is pertinent to apprise to the Authority that the developmental work of the said project was slightly decelerated due to the reasons beyond the control of the respondent company due to the impact of good and services act, 2017 which came into force after the effect of demonetisation in last quarter of 2016 which stretches its adverse effect in various industrial, construction, business area even in 2019. The respondent had to undergo huge obstacle due to effect of demonetization and implementation of the GST.
- viii. That due to above unforeseen circumstances and causes beyond the control of the respondent, the development of the project stood still. That it is pertinent to mention herein that such delay was not intentional. It is also submitted that the respondent was bound to adhere with the order and notifications of the courts and the government.
- ix. That as per the table shown hereinabove, the delay caused due to unforeseen circumstances, shall be considered and calculated, before determination of the date of completion of building. That after considering the above delay, the date of completion of building has to be extended by approximately 5 Months, 11 Days, thus the due date of completion of construction was 20.08.2019 and the OC was duly received on 04.12.2019.
- x. That all these factors being force majeure may be taken into consideration for the calculation of the period of the construction of

the project. It may also be noted that the respondent had carried out its obligations in agreement with utmost diligence.

- xi. That it is submitted that despite these obstacles and changes in the existing laws, the respondent successfully completed the construction and applied for an occupation certificate on April 12, 2019, which was issued by the relevant authority on December 4, 2019. It is important to highlight that, according to Clause 16.1(f) of the BBA, any enactment or amendment of laws, rules, or regulations, or any injunction, court order, or directive from any governmental or statutory authority that prevents or restricts the developer from fulfilling any or all of the terms and conditions agreed upon in this agreement or otherwise, falls under this clause. Consequently, due to the applicability of clause 16.1(f) of the BBA, the order and directive are subject to this clause, and the completion date of the building must be extended by approximately 5 months and 11 days resulting in the due date for completion to be 20.08.2019.
- xii. It is submitted that complainant has to adhere by the terms and conditions of the agreement for the transaction regarding the unit of the complainant. That as per the apartment buyer's agreement the complainant had to make payments for electricity connection charges, power backup charges, piped gas charges, etc vide clause 2.4.
- xiii. Thus, any payments or demands raised under the heads of IFSD administration charges, meter connections charges, advance electricity consumption deposit are within the terms of the apartment buyer's agreement and nothing illegal has ever been demanded from the complainant.

- xiv. It is humbly submitted that no cause of action arose against the respondent company, which could have resulted in filing of the present complaint. That the complaint is frivolous, ill motivated and with malicious intent and is not maintainable. It is further submitted that the complainant has very strategically and deceitfully filed the present complaint. Thus, on this ground alone the complaint is liable to be dismissed and the complainant should be penalised in order to establish precedent to avoid any malicious litigation in the future of similar nature.
- xv. That the respondent has obtained occupation certificate only after taking necessary certificates and no objection from the concerned departments. That further it is submitted that occupation certificate is granted only after complete compliance of necessary approvals from fire safety department, State Environment Impact Assessment Authority and Structure Stability Certificate from Superintending Engineer HUDA.
- xvi. That complainant has got no locus standi or cause of action to file the present complaint. The present complaint is based on an erroneous interpretation of the provisions of the act as well as an incorrect understanding of the terms and conditions of the said Affordable Group Housing Policy, 2013, as shall be evident from the submissions made in the following paragraphs of the present reply.
- xvii. That the complainant has come before this Authority with un-clean hands. That the complaint has been filed by complainant just to harass respondent and to gain the unjust enrichment. It is pertinent to mention here that for the fair adjudication of grievance as alleged by complainant requires detailed deliberation by leading the

evidence and cross-examination, thus only the civil court has jurisdiction to deal with the cases required detailed evidence for proper and fair adjudication.

- xviii. That the primary relief sought by complainant being “delay interest” in handing over the possession is untenable in view of the fact that there was no delay in granting the possession of the flat. It is humbly submitted that there was change in the timelines of the project and the said changes and alteration were not on account of any attribute due to the negligence or conduct of the respondent. It is further pertinent to mention that the timeline alteration were on account of reason beyond the control of the respondent and the complainant has been aware of the alteration in the time line to offer possession and completion of the project.
- xix. That the complainant is misdirecting this Authority by reading few clauses of the buyers agreement saying that the maintenance of the project of 05 years will be of the respondent. Clause 7.8 of the buyers agreement specifically states apartment buyer that operational costs like cost of operation, upgradation, addition and/or replacement of the lifts, firefighting system, sewage treatment plants, common area lighting, water supply charges, garbage disposal charges, charges for cleaning and upkeep of internal pathways, green area, roads, common areas and drainage system, general watch and ward of the said colony/building etc., shall be borne and paid by the apartment buyers and the developer shall not be liable to pay the same.
- xx. That the various contentions raised by the complainant are fictitious, baseless, vague, wrong, and created to misrepresent and

mislead this Authority, for the reasons stated above. That it is further submitted that none of the relief as prayed for by the complainant are sustainable, in the eyes of law. Hence, the complaint is liable to be dismissed with imposition of exemplary cost for wasting the precious time and efforts of the Authority. That the present complaint is an utter abuse of the process of law and hence deserves to be dismissed.

6. 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 submissions made by the parties.

**E. Jurisdiction of the authority**

7. The authority has complete territorial and subject matter jurisdiction to adjudicate the present complaint for the reasons given below.

**E.I Territorial jurisdiction**

8. As per notification no. 1/92/2017-1TCP dated 14.12.2017 issued by Town and Country Planning Department, Haryana the jurisdiction of Haryana Real Estate Regulatory Authority, Gurugram shall be entire Gurugram district for all purposes. 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**

9. Section 11(4)(a) of the Act, 2016 provides that the promoter shall be responsible to the allottee 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.*

10. 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 the relief sought by the complainant.**

**F.I A sum of Rs.2,87,876/- should be paid by the respondent for delay of possession, at the rate of 8% as per the prevailing MCLR plus 2%. The amount is calculated as prescribed in the Real Estate (Regulation and Development) Act, 2016 and the Haryana Real Estate (Regulation and Development) Rules, 2017.**

**F.II Direct the respondent to pay interest for every month of delay from 9th March, 2019 to 14th June, 2020 in offering possession of the apartment to the complainant, on the amount taken from the complainant for the aforesaid apartment, at the rate prescribed by the Act, 2016.**

**F.III Permanently restrain the respondent for charging amount in the form of maintenance charges and deducting maintenance charges from pre-paid electricity meter of the complainant.**

11. On the above-mentioned reliefs sought by the complainant are being taken together as the findings in one relief will definitely affect the result of the other reliefs.
12. In the present complaint, the complainant is seeking delay possession charges from the due date of possession i.e., 09.03.2019 to 20.02.2020

as provided under the proviso to section 18(1) of the Act. Sec. 18(1) proviso reads as under.

***"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."*

*(Emphasis supplied)*

13. Clause 3.1 of the buyer's agreement provides for handing over of possession and is reproduced below:

***3. Possession***

*"3(1) Unless a longer period is permitted by the DGTCP or in the policy and subject to the force majeure circumstances as stated in clause 16 hereof, intervention of statutory authorities, receipt of occupation certificate and timely compliance by the Apartment Buyer(s) of all his/her/their obligations, formalities and documentation as prescribed by the Developer from time to time and not being in default under any part of this Agreement, including but not limited to timely payment of instalments of the total cost and other charges as per the payment plan, stamp duty and registration charges, the developer proposes to offer possession of the Said Apartment to the Apartment Buyer(s) within 4 (four) years from the date of approval of building plans or grant of environment clearance, whichever is later..."*

*(Emphasis supplied)*

14. **Admissibility of delay possession charges at prescribed rate of interest:** 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. Rule 15 has been reproduced as under:

***Rule 15. Prescribed rate of interest- [Proviso to section 12, section 18 and sub-section (4) and subsection (7) of section 19]***

- (1) For the purpose of proviso to section 12; section 18; and sub-sections (4) and (7) of section 19, the "interest at the rate prescribed" shall be the State Bank of India highest marginal cost of lending rate +2%.*

*Provided that in case the State Bank of India marginal cost of lending rate (MCLR) is not in use, it shall be replaced by such benchmark lending rates which the State Bank of India may fix from time to time for lending to the general public.*

15. The legislature in its wisdom in the subordinate legislation under the provision of rule 15 of the rules, has determined the prescribed rate of interest. The rate of interest so determined by the legislature, is reasonable and if the said rule is followed to award the interest, it will ensure uniform practice in all the cases.
16. Consequently, as per website of the State Bank of India i.e., <https://sbi.co.in>, the marginal cost of lending rate (in short, MCLR) as on date i.e., 21.11.2025 is 8.85%. Accordingly, the prescribed rate of interest will be marginal cost of lending rate +2% i.e., 10.85%.
17. The definition of term 'interest' as defined under section 2(za) of the Act provides that the rate of interest chargeable from the allottee by the promoter, in case of default, shall be equal to the rate of interest which the promoter shall be liable to pay the allottee, in case of default. The relevant section is reproduced below:

*"(za) "interest" means the rates of interest payable by the promoter or the allottee, as the case may be.*

*Explanation. —For the purpose of this clause—*

  - (i) the rate of interest chargeable from the allottee by the promoter, in case of default, shall be equal to the rate of interest which the promoter shall be liable to pay the allottee, in case of default;*
  - (ii) the interest payable by the promoter to the allottee shall be from the date the promoter received the amount or any part thereof till the date the amount or part thereof and interest thereon is refunded, and the interest payable by the allottee to the promoter shall be from the date the allottee defaults in payment to the promoter till the date it is paid;"*
18. Therefore, interest on the delay payments from the complainant shall be charged at the prescribed rate i.e., 10.85% by the respondent/promoter which is the same as is being granted to it in case of delayed possession charges.

19. On consideration of the circumstances, the documents, submissions made by the parties and based on the findings of the authority regarding contraventions as per provisions of rule 28, the Authority is satisfied that the respondent is in contravention of the provisions of the Act. By virtue of clause 3.1 of the apartment buyer's agreement executed between the parties on 05.01.2017 the possession of the subject apartment was to be delivered within 4 years from the date of sanction of building plans or receipt of environmental clearance, whichever is later. Therefore, the due date of handing over possession is 09.03.2019 to be calculated 4 years from the environmental clearance i.e., 09.03.2015 being later. The respondent has failed to handover possession of the subject apartment within prescribed time. Accordingly, it is the failure of the respondent/promoter to fulfil its obligations and responsibilities as per the agreement to hand over the possession within the stipulated period. The Authority is of the considered view that there is delay on the part of the respondent to offer of possession of the allotted unit to the complainant as per the terms and conditions of the buyer's agreement dated 05.01.2017 executed between the parties.
20. Accordingly, the non-compliance of the mandate contained in section 11(4)(a) read with proviso to section 18(1) of the Act on the part of the respondent is established. As such, the allottee shall be paid, by the promoter, interest for every month of delay from due date of possession i.e., 09.03.2019 till offer of possession after obtaining occupation certificate plus two months or actual taking over of possession whichever is earlier.

21. The respondent in the present matter is charging Rs.3/- per sq. ft. under the head of maintenance charges only. Moreover clause 4(v) of the policy, 2013 talks about maintenance of colony after completion of project:

*A commercial component of 4% is being allowed in the project to enable the coloniser to maintain the colony free-of-cost for a period of five years from the date of grant of occupation certificate, after which the colony shall stand transferred to the "association of apartment owners" constituted under the Haryana Apartment Ownership Act 1983, for maintenance. The coloniser shall not be allowed to retain the maintenance of the colony either directly or indirectly (through any of its agencies) after the end of the said five years period. Engaging any agency for such maintenance works shall be at the sole discretion and terms and conditions finalised by the "association of apartment owners" constituted under the Apartment Ownership Act 1983.*

22. As per the order issued by DTCP, Haryana vide clarification no. PF-27A/2024 /3676 dated 31.01.2024, it has been very clearly mentioned that the utility charges (which includes electricity bill, water bill, property tax waste collection charges or any repair inside the individual flat etc.) can be charged from the allottees as per consumptions. Accordingly, the respondent is directed to charge the maintenance/use/utility charges from the complainant-allottee as per clarification by the Directorate of Town and Country Planning, Haryana vide clarification dated 31.01.2024.

**G. Directions of the authority**

23. Hence, the Authority hereby passes this order and issue the following directions under section 37 of the Act to ensure compliance of obligations casted upon the promoter as per the functions entrusted to the authority under section 34(f) of the Act:

- i. The respondent/promoter is directed to pay interest to the complainant(s) against the paid-up amount at the prescribed

rate of 10.85% p.a. for every month of delay from the due date of possession i.e., 09.03.2019 till valid offer of possession i.e. 14.06.2020 plus 2 months after obtaining occupation certificate from the competent authority or actual handing over of possession, whichever is earlier, as per section 18(1) of the Act of 2016 read with rule 15 of the rules.

- ii. The arrears of such interest accrued from 09.03.2019 till the date of order by the authority shall be paid by the promoter to the allottee(s) within a period of 90 days from date of this order and interest for every month of delay shall be paid by the promoter to the allottee(s) before 10<sup>th</sup> of the subsequent month as per rule 16(2) of the rules.
- iii. The respondent/promoter shall handover possession of the flat/unit and execute conveyance deed in favour of the complainant(s) in terms of section 17(1) of the Act of 2016 on payment of stamp duty and registration charges as applicable, within three months after obtaining occupation certificate from the competent authority.
- iv. The complainant(s) are directed to pay outstanding dues, if any, after adjustment of interest for the delayed period.
- v. The respondent/promoter shall not charge anything from the complainant(s) which is not the part of the Affordable Housing Policy, 2013 as well as buyer's agreement.
- vi. The respondent is directed to recover development charges and maintenance charges only on an actual and pro-rata basis, strictly supported by documentary proof of payments.

- vii. The rate of interest chargeable from the allottee(s) by the promoter, in case of default shall be charged at the prescribed rate i.e., 10.85% by the respondent/promoter which is the same rate of interest which the promoter shall be liable to pay the allottee(s), in case of default i.e., the delayed possession charges as per section 2(za) of the Act.
24. Complaint as well as applications, if any, stand disposed off accordingly.
25. Files be consigned to registry.

Dated: 21.11.2025





**Arun Kumar**  
**Chairman**

Haryana Real Estate Regulatory  
Authority, Gurugram

**HARERA**  
**GURUGRAM**