

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

Date of order: 30.01.2026

Name of the Promoter		Ocean Seven Buildtech Pvt. Ltd.	
Project Name		The Venetian	
S.no.	Complaint No.	Complaint title	Attendance
1.	CR/830/2025	Ajay Gupta V/s Ocean Seven Buildtech Pvt. Ltd.	Anil Kumar Goel (Complainant) Arun Yadav (Respondent)
2.	CR/857/2025	Stuti Gupta V/s Ocean Seven Buildtech Pvt. Ltd.	Anil Kumar Goel (Complainant) Arun Yadav (Respondent)
3.	CR/1797/2025	Atiraj V/s Ocean Seven Buildtech Pvt. Ltd.	Vijay Pal Chauhan (Complainant) Arun Yadav (Respondent)

CORAM:

Arun Kumar

Chairman

ORDER

1. This order shall dispose of all the 3 complaints titled above filed before this Authority under Section 31 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred as "the Act") read with Rule 28 of the Haryana Real Estate (Regulation and Development) Rules, 2017 (hereinafter referred as "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 its obligations, responsibilities and functions to the allottees as per the agreement for sale executed inter se parties.
- The core issues emanating from them are similar in nature and the complainant(s) in the above referred matters are allottees of the project, namely, The Venetian, Sector- 70, Gurugram, Haryana being developed by the respondent/promoter i.e., Ocean Seven Buildtech Private Limited. The terms and conditions of the buyer's agreements, fulcrum of the issue involved in all these cases pertains to failure on the part of the promoter to deliver timely possession of the units in question thus seeking refund of the amount paid along with interest.
 - The details of the complaints, unit no., date of agreement, possession clause, due date of possession, total sale consideration, total paid amount, and relief sought are given in the table below:

Project Name and Location	"The Venetian", Sector- 70, Gurugram, Haryana.
Project area	5.10 acres
Nature of the project	Affordable group housing colony
DTCP license no. and other details	103 of 2019 dated 05.09.2019 Valid up to- 04.09.2024 Licensee- Shree Ratan Lal and others
Building plan approval dated	07.02.2020 (As per DTCP website)
Environment clearance dated	Not yet obtained
RERA Registered/ not registered	Registered vide no. 39 of 2020 dated 27.10.2020 Valid up to- 02.09.2024
Occupation certificate	Not yet obtained
Possession clause as per Affordable Housing Policy, 2013	<i>1(IV) of the Affordable Housing Policy, 2013</i> <i>All such projects shall be required to be necessarily completed within 4 years from the approval of building</i>

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 this policy. The licenses shall not be renewed beyond the said 4 years period from the date of commencement of project

S. No.	Complaint no., Case title, Date of filing of complaint and reply status	Unit no. and size	BBA	Due date of possession	Total consideration and Total amount paid by the complainant	Relief sought
1.	CR/830/2025 Ajay Gupta Vs. Ocean Seven Buildtech Private Limited DOF: 12.03.2025 RR: 01.10.2025	007, Tower 4, 571.105 sq. ft. (carpet area) [Page 25 of complaint]	Not executed	Cannot be ascertained as EC not obtained	TC: Rs.23,33,420/- (as per CRA at page 8 of complaint) AP: Rs.11,78,381/- [as per page no. 29 and 34 of complaint]	Refund along with prescribed rate of interest
2.	CR/857/2025 Stuti Gupta Vs. Ocean Seven Buildtech Private Limited DOF: 12.03.2025 RR: 01.10.2025	507, Tower 3, 5 th Floor, 571.105 sq. ft. (carpet area) [Page 34 of complaint]	16.07.20 21 (page 32 of complain nt)	Cannot be ascertained as EC not obtained	TC: Rs.23,33,420/- (as per CRA at page 8 of complaint) AP: Rs.3,52,347/- [As per payment receipts at page 27- 29 of complaint]	Refund along with prescribed rate of interest
3.	CR/1797/2025 Atiraj Vs. Ocean Seven Buildtech Private Limited DOF: 18.04.2025 RR: 29.10.2025	902, Tower 2, 571.105 sq. ft. (carpet area) [Page 17 of complaint]	Not executed	Cannot be ascertained as EC not obtained	TC: Rs.23,99,000/- (as per CRA at page 12 of complaint) AP: Rs.11,78,381/- [As per page 25 and 27 of complaint]	Refund along with prescribed rate of interest

Note: In the table referred above certain abbreviations have been used. They are elaborated as follows:

Abbreviation	Full form
DOF	Date of filing of complaint
RR	Reply received by the respondent
TC	Total consideration
AP	Amount paid by the allottee/s

4. The aforesaid complaints were filed by the complainant(s) against the promoter on account of contraventions alleged to have been committed by the promoter in relation to Section 11(4)(a) of the Act, 2016.
5. It has been decided to treat the said complaints as an application for non-compliance of statutory obligations on the part of the promoters/respondent in terms of Section 34(f) of the Act which mandates the Authority to ensure compliance of the obligations cast upon the promoter, the allottee(s) and the real estate agents under the Act, the rules and the regulations made thereunder.
6. The facts of all the complaints filed by the complainant(s)/allottee(s) are similar. Out of the above-mentioned case, the particulars of lead case **CR/830/2025** titled as **Ajay Gupta Vs. Ocean Seven Buildtech Pvt. Ltd.** are being taken into consideration for determining the rights of the allottee(s).

A. Project and unit related details

7. The particulars of the project, the details of 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:

CR/830/2025 titled as Ajay Gupta Vs. Ocean Seven Buildtech Pvt. Ltd.

S.no.	Particulars	Details
1.	Project name and location	"The Venetian", Sector- 70, Gurugram, Haryana.
2.	Project area	5.10 acres
3.	Nature of the project	Affordable group housing colony
4.	DTCP license no. and other details	103 of 2019 dated 05.09.2019 Valid up to- 04.09.2024 Licensee- Shree Ratan Lal and others

5.	Building plan approval dated	07.02.2020 (As per DTCP website)
6.	Environment clearance dated	Not yet obtained
7.	RERA Registered/ not registered	Registered vide no. 39 of 2020 dated 27.10.2020 Valid up to- 02.09.2024
8.	Date of allotment	09.03.2021 [as per page 25 of complaint]
9.	Builder buyer agreement	Not executed
10.	Flat no.	007, Tower 4 [Page 25 of complaint]
11.	Unit admeasuring	571.105 sq. ft. (carpet area) (Page 25 of the complaint)
12.	Possession clause as per Affordable Housing Policy, 2013	1(IV) of the Affordable Housing Policy, 2013 <i>All such projects shall be required to be necessarily completed within 4 years from the 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 this policy. The licenses shall not be renewed beyond the said 4 years period from the date of commencement of project.</i>
13.	Due date of possession	Cannot be ascertained
14.	Total sale price of the flat	Rs.23,33,420/- (as per CRA at page 8 of complaint)
15.	Amount paid by the complainant	Rs.11,78,381/- [as per page no. 29 and 34 of complaint]
16.	Occupation certificate	Not yet obtained
17.	Offer of possession	Not offered

B. Facts of the complaint

8. The complainant has made the following submissions in the complaint: -
- I. That the respondent had issued brochure for their project named as "Venetian" in revenue estate of village Badshahpur, Sector-70, Gurgaon, Distt. Gurugram (Haryana) for the sale of the apartments in their above project.
 - II. That the complainant had booked a 2BHK (Type-1) apartment having measuring 571.105 sq. fts. approx. and balcony area 98 sq. fts. approx. super area with the respondent in the said project on the basis of above brochure, vide application No.5950 dated 09.11.2020.
 - III. That at the time of booking of flat, the complainant has paid an amount of Rs.116671/- and Rs.1167/- towards GST @1% thereon to the respondent. The respondent had informed the complainant through allotment letter/demand letter dated 09.03.2021 that the complainant is one of the successful applicants in the draw conducted on 09.03.2021 and he has been allotted flat No. 007, Tower T04 having a carpet area measuring 571.105 sq. fts. approx and balcony area 98 sq. fts. approx in the said project.
 - IV. That as per the allotment letter dated 09.03.2021, the basic sale price of the flat was agreed for Rs.23,33,420/-. The price was excluding of GST @1% as applicable at the time of the allotment of the above said flat.
 - V. That in terms of the allotment letter dated 09.03.2021, the complainant has paid an amount of Rs.466684/- and Rs.4667/- towards GST thereon total amounting Rs.471351/- on 09.03.2021 and amount of Rs.291678/- and Rs.2918/- towards GST thereon total amounting Rs.294596/- on 09.09.2021. The grand total of all the payment made by the complainant on 09.03.2021 and 09.09.2021 by the complainant is Rs.8,83,785/-. That

complainant had made further payment of an amount of Rs.294596/- including of GST on 09.03.2022 as per the terms of the allotment/demand letter. The complainant had made the total payment of Rs.1178381/- till date out of the total sale consideration to the respondent which was has been received and acknowledged by the respondent.

- VI. That as per the allotment letter dated 09.03.2021, the builder buyer agreement (B.B.A.) was to be executed between the respondent and complainant and as per the format given by the respondent which was made by the respondent with the other successful allottees, the basic sale price of the flat was agreed for Rs.23,33,420/- The price was excluding of GST @ 1% as applicable.
- VII. That the complainant had visited the office of the respondent several times but the builder buyer agreement was not signed by the respondent on one pretext or another.
- VIII. That the complainant requested to inform the project's current status, and future plan and the status of the construction and the expected date of the possession of the flat to the respondent so that the payment could be made accordingly through the mail dated email dated 30.07.2022 and email dated 06.06.2023.
- IX. That several mails were sent by the complainant to the respondent for the status of the project so that complainant could be able to make the payment accordingly but no response was received by the complainant. The complainant is ready to make the balance payment towards the price of the flat as per the terms of the allotment letter at the time of the delivery of possession by the respondent.
- X. That the respondent had never cared to execute the builder buyer agreement as required under the terms of the allotment letter/demand

letter and never cared to inform the status of the project and expected date of delivery of possession of the flat to the complainant.

C. Relief sought by the complainant: -

9. The complainant(s) in complaints bearing no.s CR/830/2025 and CR/857/2025, have previously sought possession of the apartment along with delay possession charges. However, vide proceedings dated 30.01.2026, the counsel for the complainant(s) has submitted that since the Environmental Clearance for the project in question has not been obtained by the respondent till date, accordingly, the complainant(s) now do not wish to continue with the project and are seeking refund of the amount paid along with prescribed rate of interest, to which the counsel for the respondent has no objection. After considering the above, the said prayer of the complainant(s) for amendment of relief was allowed. The complainant has sought following relief(s):
- I. Direct the respondent to refund the entire paid-up amount along with prescribed rate of interest.
10. 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

11. The respondent has contested the complaint on the following grounds:
- i. That this Authority lacks jurisdiction to adjudicate upon the present complaint as there is arbitration clause 16.2 and as per that clause, both the parties have unequivocally agreed to resolve any disputes through arbitration.
- ii. That the complainant is a willful defaulter and deliberately, intentionally and knowingly have not paid timely installments.

- iii. That starting from February 2023, the construction activities have been severely impacted due to the suspension of the license and the freezing of accounts by the DTCP Chandigarh and HRERA Gurugram, respectively. This suspension and freezing of accounts represent a force majeure event beyond the control of the respondent. This suspension of the license and freezing of accounts, starting from Feb 2023 till date, have created a zero-time scenario for the respondent.
12. 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**
13. 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**
14. 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**
15. 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.

16. 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.

F. Findings on objections raised by the respondent

F.I Objection regarding complainant is in breach of agreement for non-invocation of arbitration.

17. The respondent has submitted that the complaint is not maintainable for the reason that there is an arbitration clause which refers to the dispute resolution mechanism to be adopted by the parties in the event of any dispute. The Authority is of the opinion that the jurisdiction of the authority cannot be fettered by the existence of an arbitration clause in the buyer's agreement as it may be noted that section 79 of the Act bars the jurisdiction of civil courts about any matter which falls within the purview of this authority, or the Real Estate Appellate Tribunal. Thus, the intention to render such disputes as non-arbitrable seems to be clear. Also, section 88 of the Act says that the provisions of this Act shall be in addition to and not in derogation of the provisions of any other law for the time being in force. Further, the authority puts reliance on catena of judgments of the Hon'ble Supreme Court, particularly in *National Seeds Corporation*

- Limited v. M. Madhusudhan Reddy & Anr. (2012) 2 SCC 506*, wherein it has been held that the remedies provided under the Consumer Protection Act are in addition to and not in derogation of the other laws in force, consequently the authority would not be bound to refer parties to arbitration even if the agreement between the parties had an arbitration clause. Therefore, by applying same analogy the presence of arbitration clause could not be construed to take away the jurisdiction of the authority.
18. Further, in **Aftab Singh and ors. v. Emaar MGF Land Ltd and ors., Consumer case no. 701 of 2015 decided on 13.07.2017**, the National Consumer Disputes Redressal Commission, New Delhi (NCDRC) has held that the arbitration clause in agreements between the complainants and builders could not circumscribe the jurisdiction of a consumer. Further, while considering the issue of maintainability of a complaint before a consumer forum/commission in the fact of an existing arbitration clause in the builder buyer agreement, the hon'ble Supreme Court **in case titled as M/s Emaar MGF Land Ltd. V. Aftab Singh in revision petition no. 2629-30/2018 in civil appeal no. 23512-23513 of 2017 decided on 10.12.2018** has upheld the aforesaid judgement of NCDRC and as provided in Article 141 of the Constitution of India, the law declared by the Supreme Court shall be binding on all courts within the territory of India and accordingly, the authority is bound by the aforesaid view. Therefore, in view of the above judgements and considering the provision of the Act, the authority is of the view that complainant is well within his right to seek a special remedy available in a beneficial Act such as the Consumer Protection Act and RERA Act, 2016 instead of going in for an arbitration. Hence, we have no hesitation in holding that this authority has the

requisite jurisdiction to entertain the complaint and that the dispute does not require to be referred to arbitration necessarily.

F.II Objections regarding force majeure.

19. The respondent has raised the contention that the construction of the project has been delayed due to force majeure circumstances such as suspension of license by the DTCP, Chandigarh and freezing of accounts by HRERA Gurugram etc. which is beyond the control of the respondent. The respondent has further submitted that suspension of the license and freezing of accounts, starting from Feb 2023 till date have created a zero-time scenario for the respondent. The Authority observes that as per clause 1(iv) of the Affordable Housing Policy, 2013 it is prescribed that *"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 this policy.* However, the respondent has failed to obtain environment clearance from the competent authority and the project has not been commenced till date. Further, the licence of the project of the respondent was suspended by DTCP, Haryana vide memo dated 23.02.2023, due to grave violations made by it in making compliance of the terms and conditions of the licence and thereafter due to several continuing violations of the provisions of the Act, 2016 by the respondent, in view to protect the interest of the allottees, the bank account of the respondent related to the project was frozen by this Authority vide order dated 24.02.2023. Thus, the respondent/promoter cannot be granted any leniency on based of aforesaid reasons and it is well settled principle that a person cannot take benefit of his own wrong.

G. Findings on the relief sought by the complainant.

G.I Direct the respondent to refund the paid-up amount along-with interest.

20. The complainant was allotted a unit bearing no. 007, in Tower-4 having carpet area of 571.105 sq. ft. in the project of respondent named "Venetian" at Sector 70, Gurugram under the Affordable Housing Policy, 2013. However, builder buyer agreement has not been executed between the complainant and respondent in respect of the subject unit till date. As per clause 1(iv) of the policy of 2013, all projects under the said policy 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. Thus, the possession of the unit was to be offered within 4 years from the approval of building plans (07.02.2020) or from the date of environment clearance (not obtained yet). Therefore, the due date of possession cannot be ascertained. Due to failure on the part of the respondent in obtaining environment clearance from the concerned authority and inordinate delay on part of the respondent to start construction of the project in question, the complainant does not wishes to continue with the project and is seeking refund of the amount paid along with interest at prescribed rate.
21. As per the clause 5 (iii)(h) of the Affordable Housing Policy, 2013 as amended by the State Government on 05.07.2019, the relevant provision regarding surrender of the allotted unit by the allottee has been laid down and the same is reproduced as under:

Clause 5(iii) (h) of the Affordable Housing Policy, 2013

"A waiting list for a maximum of 25% of the total available number of flats available for allotment, may also be prepared during the draw of lots who can be offered the allotment in case some of the successful allottees are not able to remove the deficiencies in their application within the prescribed period of 15 days. [On surrender of flat by any successful

allottee, the amount that can be forfeited by the colonizer in addition to Rs. 25,000/- shall not exceed the following: -

Sr. No.	Particulars	Amount to be forfeited
(aa)	In case of surrender of flat before commencement of project	Nil
(bb)	Upto 1 year from the date of commencement of the project	1% of the cost of flat
(cc)	Upto 2 year from the date of commencement of the project	3% of the cost of flat
(dd)	After 2 years from the date of commencement of the project	5% of the cost of flat

Such flats may be considered by the committee for offer to those applicants falling in the waiting list. However, non-removal of deficiencies by any successful applicant shall not be considered as surrender of flat, and no such deduction of Rs 25,000 shall be applicable on such cases. If any wait listed candidate does not want to continue in the waiting list, he may seek withdrawal and the licensee shall refund the booking amount within 30 days, without imposing any penalty. The waiting list shall be maintained for a period of 2 years, after which the booking amount shall be refunded back to the waitlisted applicants, without any interest. All non-successful applicants shall be refunded back the booking amount within 15 days of holding the draw of lots".

22. In the present matter, the subject unit was surrendered by the complainant-allottee due to failure on the part of the respondent in obtaining environment clearance and has requested the respondent to cancel the allotment and refund the entire amount paid by him along with interest at prescribed rate.
23. Clause 5 (iii)(b) of the Affordable Housing Policy, 2013 as amended by the State Government on 22.07.2015 provides that if the licensee fails to get environmental clearance even after one year of holding draw, the licensee is liable to refund the amount deposited by the applicant along with an interest of 12%, if the allottee so desires. The relevant provision is reproduced below for ready reference:

"The flats in a specific project shall be allotted in one go within four months of the sanction of building plans. In case, the number of applications received is less than the number of sanctioned flats, the allotment can be made in two or more phases. However, the licensee will start the construction only after receipt of environmental clearance from the competent authority.

The licensee will start receiving the further installments only once the environmental clearance is received. Further, if the licensee, fail to get environmental clearance even after one year of holding of draw, the licensee is liable to refund the amount deposited by the applicant alongwith an interest of 12%, if the allottee so desires."

24. Also, the respondent has raised an objection that complainant-allottee is a willful defaulter and has failed to made payment of the instalments and has thus violated provisions of Section 19(6) & (7) of the Act. In this regard, the Authority observes that as per clause 5(iii)(b) of the Affordable Housing Policy, 2013, the licensee will start receiving the further installments only once the environmental clearance is received. As delineated hereinabove, the respondent has failed to obtain environmental clearance till date, thus, it is not entitled to receive any further payments. Hence, the objection raised by the respondent is devoid of merits.
25. Further, as per amendment dated 09.07.2018 in Affordable Group Hosing Policy, 2013, the rate of interest in case of default shall be as per rule 15 of the Haryana Real Estate (Regulation and Development) Rules, 2017. Rule 15 of the rules is 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]
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.*
26. The legislature in its wisdom in the subordinate legislation under the Rule 15 of the Rules, 2017 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. Thus, the complainant-allottee is entitled to refund of the entire amount deposited along with interest at the prescribed rate as per aforesaid provisions laid down under Affordable Housing Policy, 2013.

27. Hence, the respondent is directed to refund the entire paid-up amount as per clause 5(iii)(b) of the Affordable Housing Policy, 2013 as amended by the State Government on 22.07.2015, along with prescribed rate of interest i.e., @10.80% p.a. (the State Bank of India highest marginal cost of lending rate (MCLR) applicable as on date +2%) as prescribed under rule 15 of the Haryana Real Estate (Regulation and Development) Rules, 2017 from the date of each payment till the actual realization of the amount within the timelines provided in Rule 16 of the Rules, 2017.
28. The Authority further observes that vide proceedings dated 23.07.2025, in complaints bearing no. CR/830/2025 and CR/857/2025, Sh. Kanishk Advocate appeared on behalf on the respondent and requested for an adjournment to file reply in the matter. Accordingly, the respondent was directed to file reply in the matters within a period of three weeks of the order and in case the reply is not filed within three weeks of that order, then the reply be filed with a cost of Rs.5,000/- in each case and the same shall be paid to the complainant. However, despite specific directions, the respondent has failed to timely file reply in the matters and the same was filed only on 01.10.2025. Accordingly, the respondent is directed to pay the cost already imposed on it vide proceedings dated 23.07.2025.

H. Directions of the authority

29. 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 is directed to refund the entire paid-up amount as per clause 5(iii)(b) of the Affordable Housing Policy, 2013 as amended by the State Government on 22.07.2015, along with prescribed rate of interest i.e., @10.80% p.a. as prescribed under Rule 15 of the Rules, 2017 from the date of each payment till the actual realization of the amount.
 - ii. A period of 90 days is given to the respondent to comply with the directions given in this order failing which legal consequences would follow.
 - iii. The respondent is further directed not to create any third-party rights against the subject unit before the full realization of paid-up amount along with interest thereon to the complainant(s), and even if, any transfer is initiated with respect to subject unit, the receivable shall be first utilized for clearing dues of allottee-complainant(s).
 - iv. The respondent in CR/830/2025 and CR/857/2025 is further directed to pay cost already imposed on it vide proceedings dated 23.07.2025.
30. This decision shall mutatis mutandis apply to cases mentioned in para 3 of this order.
31. The complaints stand disposed of.
32. Files be consigned to registry.



(Arun Kumar)

Chairman

Haryana Real Estate Regulatory Authority, Gurugram

Dated: 30.01.2026