



**HARERA**  
**GURUGRAM**

**HARYANA REAL ESTATE REGULATORY AUTHORITY**  
**GURUGRAM**

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी. डब्ल्यू. डी. विश्राम गृह, सिविल लाईन्स, गुरुग्राम, हरियाणा

<b>PROCEEDINGS OF THE DAY</b>		<b>33</b>
Day and Date	Tuesday and 27.01.2026	
Complaint No.	CR/3758/2024 Case titled as Rajender Kumar VS VSR Infratech Private Limited	
Complainant	Rajender Kumar	
Represented through	Shri Rishabh Bajaj Advocate	
Respondent	VSR Infratech Private Limited	
Respondent Represented	Ms. Shriya Takkar and Ms. Meenal Khanna Advocates	
Last date of hearing	22.01.2026	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

### **Proceedings-cum-order**

The present complaint was filed on 07.08.2024 and registered as complaint no. 3758 of 2024. Reply on behalf of respondent no.1 was received on 23.07.2025.

The complainant is seeking directions to the respondent to handover the physical possession of the unit of the complainant, pay the compensation for delay possession and amount for the assured lease dead guarantee and not to charge any amount beyond the BBA.

The counsel for the respondent states that the present complaint is not maintainable on technical ground as the complainant has filed the complaint for two units. Earlier the complainant was allotted a service apartment no. 7A-04 which was later on changed to office space 3A-15 and 3A-16 and the amount of Rs.32,53,700/- paid against the sale consideration of service apartment 7A-04.

The Authority observes that the present complaint has been filed against the two office spaces i.e., 3A-15 and 3A-16 and as per the provisions of the Act of 2016, a complaint can be filed before the Authority for a single unit, thus the



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CR/3758/2024

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. डब्ल्यू. डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

complaint is not maintainable hence the same is dismissed with liberty to file a fresh complaint.

Matter stands disposed of. File be consigned to the registry.

  
P.S. Saini  
Member

  
Arun Kumar  
Chairman  
27.01.2026