

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

Complaint no. : 4932 of 2024
Date of filing : 22.10.2024
Date of decision : 20.01.2026

Mercury fabrics Private Limited

Regd. Address: Mercury House, Basement and
Ground Floor, D-58, Okhla Industrial Area, Phase-
I, New Delhi 110020

Complainant

Versus

M/s IREO Victory Velly Private Limited

Regd. office: IREO Campus, Archview Drive, Ireo
City, Golf Course Extension Road, Gurugram-
122101

Respondent

CORAM:

Shri Arun Kumar
Shri P S Saini

Chairman
Member

APPEARANCE:

Sh. Madhur Sapra (Advocate)
Ms. Shivani Dang (Advocate)

Counsel for Complainant
Counsel for Respondent

ORDER

1. The present complaint was received on 22.10.2024 by the complainant-allottee against the respondent-promoter i.e. M/s IREO Victory Velly Private Limited.
2. That notice dated 22.10.2024 along with the copy of the complaint and annexures were sent through speed post as well as through e-mail to the respondent.

3. On 21.05.2025, the counsel for the respondent filed Vakalatnama along with application for rejection of complaint being not maintainable. Further the respondent-promoter states that complaint is not at all maintainable in the present format in as much as the complaint has not been filed in the Form- 'CRA' as prescribed by the RERA rules, regulations and norms which are even available on the website of HARERA and the same is liable to be rejected outrightly without wasting further precious time of this Authority. Hence, the complaint is prima facie not maintainable, defective, not as per prescribed rules and is liable to rejected outrightly.
4. On 21.05.2025, the matter was adjourned to 06.08.2025 for further proceedings and listed before the Authority on 06.08.2025. Further on 06.08.2025, matter fixed by the Authority for 10.09.2025 for the already fixed purpose.
5. Furthermore, on 10.09.2025, both the counsels request for an adjournment to argue the complaint and request regarding the same is allowed by the Authority.
6. On 03.12.2025, the proxy counsel appeared on behalf of the complainant and seeks an opportunity to file the complaint in the appropriate format. In view of the same last opportunity was granted to the complainant to file the complaint in the appropriate format with the advance copy to the counsel for the respondent with a period of 10 days and the matter adjourned to 07.01.2026 by the Authority but the complainant failed to file the same.
7. On 20.01.2026 the Authority observes that the complainant has not yet filed the same and the complaint is liable to be dismissed on this ground alone as the application for rejection of complaint was filed on

21.05.2025 by the respondent and 4 opportunities have already been given to the complainant.

8. The Authority is of view that any aggrieved person may file complaint before the Authority 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 allottee as per the agreement for sale executed *inter se*.
9. The Authority observes that the complaint-allottee failed to file the complaint in proper format i.e. Form- CRA, as described in **Rule 28** of the HARERA Rules, 2017. The same is reproduced below for ready reference:-

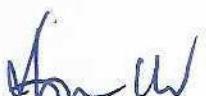
28. Filing of complaint with the Authority:

28. (1) Any aggrieved person may file a complaint with the Authority for any violation of the provisions of the Act or the rules and regulations made thereunder, save as those provided to be adjudicated by the adjudicating officer, in Form 'CRA', in triplicate, which shall be accompanied by a fees as prescribed in Schedule III in the form of a demand draft or a bankers cheque drawn on a Scheduled bank in favour of "Haryana Real Estate Regulatory Authority".

10. The Authority observes that sufficient opportunity have already been given to the complainant to file the complaint in proper format but the same has not been filed by the complainant and the complaint is liable to be dismissed on this ground alone and further the application for rejection of complaint was filed on 21.05.2025 by the respondent and 4 opportunities have already been given to the complainant.
11. In view of the same, the Authority is of view that the present complaint is dismissed with liberty to file fresh complaint in proper CRA format.
12. Complaint stands disposed of.
13. File be consigned to registry.



(P S Saini)
Member



(Arun Kumar)
Chairman

Haryana Real Estate Regulatory Authority, Gurugram

Dated: 20.01.2026