

<b>PROCEEDINGS OF THE DAY</b>		<b>36</b>
Day and Date	Thursday and 23.04.2026	
Complaint No.	CR/6243/2025 Case titled as Anju Kumari VS ATS Realtors Private Limited & Anarock Consultancy Property Private Limited	
Complainant	Anju Kumari	
Represented through	Ms. Yamini Advocate	
Respondent	ATS Realtors Private Limited & Anarock Consultancy Property Private Limited	
Respondent Represented through	Shri Gaurav Rawat Adv. for R1 None for R2	
Last date of hearing	12.03.2026	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

**Proceeding-cum-Order**

The present complaint has been filed on 19.12.2025 and reply on behalf of the respondent no.1 has been received on 02.04.2026 and reply on behalf of respondent no. 2 has been received on 22.01.2026.

None for the respondent no.2.

The counsel for the complainant states that the complainant is seeking refund of an amount of Rs. 50,000/- with interest which was paid to the respondent on booking of the unit dated 10.01.2025 through UPI for allotment of a unit in the project. In this regard a receipt has been issued by the respondent only. Further seeking time to argue the matter as the copy of reply has been supplied by the respondent today itself.

The counsel for the respondent states that the amount of Rs.50,000/- has been paid through broker i.e. respondent no.2. Neither any allotment letter for booking a unit in the project has been issued nor any BBA has been executed between the parties. The bank account of the promoter is in public domain and



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

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

CR/6243/2025

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

anyone can deposit the amount. Hence, the complainant does not fall under the definition of the allottee as per clause 2(d) of the Act, 2016.

Arguments heard.

The Authority observes that neither any BBA has been executed between the parties nor any allotment letter has been issued mentioning the unit number, project etc. Hence, the complainant does not fall under the category of the 'allottee' under the definition of clause 2(d) of the RERA, Act, 2016.

In view of the above, the present complaint stands dismissed being not maintainable with liberty to the complainant to file a fresh complaint before appropriate forum.

Matter stands disposed of. File be consigned to registry.

  
P.S. Saini  
Member  
23.04.2026