

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

Complaint no.: 3249 of 2025
Date of complaint: 09.07.2025
Date of order: 30.01.2026

Satish Kumar

R/o: RZ H-144, Dharam Pura, Najafgarh, South
West Delhi, Delhi - 110043.

Complainant

Versus

M/s GLS Infraprojects Private Limited

Regd. Office At: - 707, 7th Floor, JMD Pacific
Square, Sector-15, Part-II, Gurugram - 122001.

Respondent

CORAM:

Shir Arun Kumar

Chairman

APPEARANCE:

Shri Rajan Kumar Hans (Advocate)

Shri Harshit Batra (Advocate)

**Complainant
Respondent**

ORDER

1. The present complaint 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 allottees as per the agreement for sale executed *inter se*.

A. Project and unit 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	"Avenue 86", Sector 86, Gurugram
2.	Nature	Affordable group housing colony
3.	Project area	6.40 acres
4.	DTCP License	35 of 2021 dated 12.07.2021 Valid up to 11.07.2026
5.	Name of licensee	M/s S.M. Buildcon Pvt. Ltd., Rohtash Singh S/o Kanhaiya Lal & Seema D/o Sohan Singh all C/o M/s GLS Infraprojects Private Limited
6.	RERA registered/ not registered	Registered 66 of 2021 dated 19.10.2021 Valid up to 11.07.2026
7.	Unit no.	T2-1407, 14 th floor, tower 2 (As per BBA on page 30 of complaint)
8.	Unit area admeasuring	635.71 sq. ft. (carpet area) (As per BBA page 30 of complaint)
9.	Allotment Letter	29.01.2022 (page 39 of reply)
10.	Date of execution of buyer's agreement	11.04.2022 (As per BBA on page 28 of complaint)
11.	Possession Clause	7.1.1 <i>..., the company shall endeavour to handover the possession of the Apartment within a period of 4 (four) years from the date of grant of sanction of building plans for the Project or the date of receipt of all the environmental clearances necessary for the completion of the construction and development of the Project, whichever is later. ...</i> [Emphasis supplied] (As per page no. 50 of complaint)

12.	Date of sanction of building plans	20.09.2021 (As mentioned in BBA at page 28 of complaint also at page 21-26 of reply)
13.	Date of receipt of environment clearance	29.12.2021 (As mentioned in BBA at page 28 of complaint also at page 27-38 of reply)
14.	Due date of possession	29.12.2025 [Note: Due date of possession is calculated 4 years from the date of the receipt of environment clearance, being later]
15.	Total sale consideration [inclusive of taxes]	Rs.29,90,633/- (As per customer ledger on page 76 of complaint)
16.	Amount paid by the complainant	Rs. 24,48,304/- Up to 04.11.2023 (as mentioned in reminder for refund at page 90 of reply)
17.	Payment plan	95% before offer of possession 5% on offer of possession
18.	Demand letter [on completion of MEP]	02.09.2024 (Page 84 of reply)
19.	Reminder letters	02.03.2022, 16.07.2022, 21.03.2023, 06.05.2023, 15.06.2023, 21.08.2023, 04.10.2024 (page 74 of complaint) (page 85 of reply)
20.	Final reminder	18.03.2022, 30.06.2023, 14.09.2023, 18.10.2024 (page 86 of reply)
21.	Newspaper publication	21.07.2023, 06.10.2023 and 12.11.2024 (page 78, 82 & 87 of reply)
22.	Intimation of the cancellation	04.04.2022, 15.06.2023 & 12.11.2024 (page 72, 76 & 88 of reply)
23.	Cancellation Letter	11.02.2025 (Page 75 of complaint)
24.	Email by complainant [requesting the respondent for revocation of cancellation letter]	17.02.2025 (Page 78 of complaint)

25.	Reminder for refund by respondent along with cheque of refundable amount of Rs.22,17,411/-	10.07.2025 (page 90 of reply)
26.	Re-allotted the unit to Mrs. Mamta	30.07.2025 (page 93-96 of reply)
27.	Buyers' agreement with new allottee	21.08.2025 (page 97-121 of reply)
28.	Occupation certificate	Not known
29.	Offer of possession	Not offered

B. Facts of the complaint:

3. The complainant has made the following submissions in the complaint:
- I. That the complainant, Satish Kumar S/o Rai Singh, Age 47 years, is a permanent Resident of RZ H-144 Dharam Pura, Najafgarh, South West Delhi, Delhi-110043, India.
 - II. That as per Section 2(d) of the Real Estate (Regulation and Development) Act, 2016, the complainant falls under the category of "Allottee" and is bound by the duties and obligations mentioned in the said act and is under the territorial jurisdiction of this Authority.
 - III. That the respondent M/s GLS Infraprojects Pvt. Ltd., is a company incorporated under the Companies Act, 1956, having its registered office at 707, 7th floor, JMD Pacific Square, Sector-15 Part-II, Gurugram, Haryana-122001.
 - IV. That the project in question is known as "Avenue 86" situated at Village - Badha, Sector 86, Gurgaon, Haryana-122004, which is a Project under the Affordable Housing Policy 2013, having Licence No. 35 of 2021 dated 12.07.2021.
 - V. That unit in question is unit no. T-2 1407, admeasuring 635.716 sq. ft. carpet area.

- VI. The respondent instilled confidence in the complainant regarding the said project by showcasing DTCP Licence No. 35 of 2021, which was issued under the Affordable Housing Policy 2013.
- VII. That on 20.01.2022, the complainant booked a unit in the project. In reply, the respondent allotted unit no. T2-1407 to the complainant through the allotment letter dated 29.01.2022. During the booking process, the complainant paid a total of Rs.1,33,500/- as the booking amount for the specified unit.
- VIII. That on 22.04.2022, an Apartment Buyer's Agreement was executed between the complainant & Respondent
 As per Clause 3.1 of the BBA dated 22.04.2022, the total sale consideration for the said unit was determined to be Rs 27,70,007/-.
- IX. That, the payment plan for the aforementioned unit, as detailed in Annexure-III of BBA dated 11.04.2022, is reproduced here in below Table No.1:

TABLE 1 - PAYMENT PLAN

PARTICULARS	AMOUNT	STATUS OF PAYMENT
At the time of application	5% of the Total price	Called and paid
At the time of allotment	20% of the Total price	Called and paid
On Completion of Substructure	12.5% of the Total price	Called and paid
On Completion of 20% of the superstructure	12.5% of the Total price	Called and paid
On Completion of 40% of the superstructure	12.5% of the Total price	Called and paid
On Completion of 60% of the superstructure	12.5% of the Total price	Called and paid
On Completion of 100% of the superstructure	12.5% of the Total price	Called and paid
On Completion of MEP	7.5% of the Total price	Called and Not Paid
On the offer of Possession	5% of the Total price	Not Called and Not Paid

- X. That as per clause 7.1.1 stated in the apartment buyer's agreement the respondent shall endeavour to hand over the possession of the said apartment to the allottee within a period of four (4) years from the date of

- grant of sanction of building plans for the project or the date of receipt of all environmental clearances necessary for the commencement of construction and development of the project, whichever is later.
- XI. That, as of now on the respondents' call, the complainant has paid a total of Rs.24,48,304/-, which constitutes 88% of the Total Sale price.
- XII. That on 04.10.2024, the respondent sent a reminder letter for immediate payment of the amount Rs.2,09,514/-.
- XIII. That this time around the complainant was unable to receive/retrieve the reminders/notices issued by the respondent on time, as the address furnished in the relevant documents has been rented out, and the tenants occupying the said property negligently failed to inform or forward the communications to the complainant. The inaction and disregard on the part of the tenants directly resulted in the complainant remaining unaware of the said correspondence, thereby causing an unintended lapse in response.
- XIV. That on 11.02.2025, the complainant received a notice for cancellation from the respondent, wherein it was stated that the earnest money paid by the complainant stood forfeited. The said notice further mentioned that an amount of Rs.22,17,411/- was refundable to the complainant after adjusting applicable charges. In the same communication, the respondent called upon the complainant to furnish his bank account details to enable the processing of the refund.
- XV. That on 17.02.2025, the complainant addressed an email communication to the respondent requesting the revocation of the cancellation of the allotted unit.
- XVI. That it is unfair on the part of the respondent to consider cancellation of the unit despite the complainant having already paid 88% of the total

consideration amount. The conduct of the respondent appears to be motivated by an intention to resell the said unit at a higher market price.

- XVII. That the complainant is fully competent and willing to fulfil all obligations under the agreement and continue with the allotted unit.
- XVIII. That for the first time cause of action for the present complaint arose on 20.01.2022 when the complainant applied in the project by paying the booking amount of Rs.1,33,500/- and further on 29.01.2022 when the unit was allotted by the respondent. Further, on 11.02.2025 when the respondent had issued a notice for cancellation letter to the complainant. The cause of action is alive and continuing and will continue to subsist till such time as this Authority restrains the respondent by an order of injunction and/or passes the necessary orders.

C. Relief sought by the complainant: -

4. The complainant has sought following relief(s):
- I. Interest for every month of delay at the prevailing rate of interest.
 - II. Pass an appropriate award directing the respondent to revoke the cancellation and re-initiate the allotment of the unit i.e., T2-1407;
 - III. Pass an appropriate award directing the respondent to restrain from creating any 3rd party rights over the complainant unit i.e., T2-1407;
 - IV. Pass any other order in the interest of equity and justice.
5. On the date of hearing, the Authority explained to the respondent/promoter about the contravention as alleged to have been committed in relation to Section 11 (4) (a) of the Act, 2016, to plead guilty or not to be plead guilty.

D. Reply by respondent:

6. The respondent has contested the present complaint on the following grounds:

- I. That the respondent had obtained license no. 35 of 2021 on 12.07.2021 from the Director, Town and Country Planning Department, Haryana for the development of an affordable group housing colony known under the name and style of "Avenue 86" situated at revenue estate of village Badha, Sector 86, Gurugram, Haryana under the Affordable Housing Policy, 2013.
- II. That the project of the respondent has also been registered with Authority vide registration certificate no. HRERA-66-2021 dated 19.10.2021. That the respondent was granted building plan approval from the Department of Town and Country Planning, vide Memo No. ZP-1481/SD(DK)/2021/23358 dated 20.09.2021. That thereafter, the respondent was granted environmental clearance on 29.12.2021 from the Ministry of Environment, Forest and Climate Change.
- III. That the complainant being interested in purchasing a residential unit in the project being developed by the respondent, approached the respondent after conducting his own due diligence, seeking allotment of a unit by submitting an application form bearing no. FAA86/22304/22.
- IV. That upon the acceptance of the application form made by the complainant for allotment, unit bearing no. T2-1407, 14 Floor, Tower 2. tentatively admeasuring carpet area of 635.716 sq. ft. was allotted to the complainant vide allotment letter dated 29.01.2022. That the complainant herein willingly opted for construction linked payment plan. That in pursuance to the allotment the parties mutually entered into an agreement for sale on 11.04.2022.
- V. That the agreement was consciously and voluntarily executed and the terms and conditions of the same are binding on the parties. The demands were duly raised by the respondent strictly in accordance with the payment plan opted and agreed to by the complainant at the time of

booking the unit. However, despite the same, the complainant repeatedly failed to make timely payments of the outstanding dues. In order to ensure that the complainant was given every possible opportunity to comply with the terms of the agreement, the respondent, on multiple occasions, issued reminders and communications, both oral and written, urging the complainant to clear the pending amounts. These reminders were sent with the bona fide intent of facilitating the smooth completion of the transaction and avoiding any unnecessary dispute or default.

- VI. That since the complainant failed to make the payment of outstanding dues, the respondent was constrained by the continuous defaults on part of the complainant, the respondent was constrained to issue reminder dated 04.10.2024, final notice dated 18.10.2024; thereafter, the respondent issued intimation of cancellation dated 12.11.2024, but to no avail. That the respondent also published in newspaper qua default of complainant as per the Affordable Housing Policy, 2013, however, the complainant willingly continued breaching the terms of the agreement.
- VII. That the defaults of the complainant continued despite issuance of multiple reminders, letters and publications by the respondent and thus, the respondent was constrained to issue notice for cancellation dated 11.02.2025 to the complainant, in pursuance of which any right/title/interest which existed with the complainant against the allotted unit ceased to exist. On such ceasing of the right/title/interest of the complainant, the complainant was requested to provide the bank details for the refund of the valid refundable amount.
- VIII. That even after issuance of a formal request made by the respondent to the complainant to provide the bank details, the complainant did not come forward to collect the refundable amount and thus, the respondent sent

reminder letter requesting him to come and collect the same from the office of the respondent.

- IX. That this entire transaction being a financial relationship, there were a number of reciprocal promises made by the parties which were bound to be maintained and fulfilled. That it is respectfully submitted that the rights and obligations of allottee as well as the builder are completely and entirely determined by the covenants incorporated in the agreement which continues to be binding upon the parties thereto with full force and effect.
- X. That post cancellation of allotment of the unit, the respondent has allotted the unit in favour of one Mrs. Mamta vide allotment letter dated 30.07.2025 and thereafter, the agreement for sale has been executed between Mrs. Mamta and the respondent on 21.08.2025.
- XI. That a similar obligation to make the payment against the Unit and the payment of interest in case of non-payment is also as per the Real Estate (Regulation and Development) Act, 2016, under Sections 19(6) and 19(7).
- XII. The provisions note the mandatory obligation of the complainant to make the due payments against the unit, which under no circumstance whatsoever, can be escaped. That the agreement is contractually binding on the parties and the parties made reciprocal promises in lieu of the same, the respondent herein as fulfilled all its obligations, however the complainant has failed to abide by her obligations.
- XIII. That it is submitted that by not making the due payments, not only has the complainant violated the agreement but also the act, under which, the complainant was obligated to make payment and despite repeated reminders and various opportunities, miserably failed to do. Accordingly, the complainant stands in fundamental breach of the agreement and the

Act. The Hon'ble Supreme Court noted in case *Saradmani Kandappan and Ors., Vs S. Rajalakshmi and Ors*, decided on 04.07.2011, MANU/SC/0717/2011: (2011) 12 SCC 18 held that the payments are to be paid by the purchaser in a time bound manner as per the agreed payment plan and he fails to do so then the seller shall not be obligated to perform its reciprocal obligations and the contract shall be voidable at the option of the seller alone and not the purchaser.

- XIV. That it is pertinent to mention again that since the very beginning, the complainant willingly and voluntarily defaulted in making payment of outstanding dues despite receipt of multiple reminders and notices from the respondent.
- XV. That vide cancellation letter dated 11.02.2025, the respondent notified the complainant of the cancellation of the allotment which was duly served to the complainant thereby cancelling the allotment of the Unit.
- XVI. That due to the ongoing and consistent defaults by the complainant, respondent has duly fulfilled all requirements for a valid cancellation of the allotment, as stipulated in clauses of the agreement as reiterated hereinabove.
- XVII. That post cancellation of allotment, and in accordance with the terms specified in the agreement, respondent was entitled to forfeit the earnest money, interest on delayed payments, taxes paid.
- XVIII. That the right of the respondent to validly cancel/terminate the plot arises also from the Model RERA Agreement which also recognizes the default of the allottee and the forfeiture of the interest on the delayed payments upon cancellation of the unit in case of default of the allottee.
- XIX. That the complainant has till date made payment of Rs. 24,48,304.36/- towards the sale consideration of the unit. The refundable amount post

deductions are Rs.22,17,411.44/- and the copy of cheque qua the same has been sent by the respondent to the complainant, and the complainant is free to collect the same from the respondent.

- XX. That, following the cancellation of the allotment in accordance with the terms outlined in the agreement, no contractual relationship remains between the respondent and the complainant. Furthermore, the respondent has fully complied with all contractual obligations, whereas it is the complainant who has failed to honor the terms of the agreement. As a result, the respondent is no longer bound by any obligations or responsibilities towards the complainant. Consequently, the respondent is not liable to address or respond to any claims, grievances, or disputes raised by the complainant.
- XXI. That as per Clause 7 the due date of handing over of possession of the project was as per payment plan, within 180 days of booking. Further, the said due date was subject to force majeure circumstances.
- XXII. That the building plan was obtained on 20.09.2021 and environmental clearance was obtained on 29.12.2021. Thus, due date shall be 29.12.2025, and has not passed yet.
- XXIII. That from the facts and circumstances it is evident that the sole motive behind the filing of the present complaint is to hide his own defaults. It is succinctly clear and needs no further explanation to highlight the malafide intention of the complainant behind filing the present complaint.
7. All other averments made in the complaint are denied in toto.
8. 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:

9. 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

10. 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

11. 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.

12. 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 reliefs sought by the complainant:

- F.I Direct the respondent to revoke the cancellation and re-initiate the allotment of the unit i.e., T2-1407;**
- F.II Interest for every month of delay at the prevailing rate of interest;**
- F.III Direct the respondent to restrain from creating any 3rd party rights over the complainant unit i.e., T2-1407;**
- F.IV Pass any other order in the interest of equity and justice.**
13. 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 relief and the same being interconnected.
14. That vide allotment letter dated 29.01.2022, the complainant was allotted unit no.1407 on 7th floor, in tower – T2, in the project “Avenue 86” by the respondent/ promoter for a total sale consideration of Rs.29,90,633/- under the Affordable Group Housing Policy 2013. That a buyer’s agreement was executed interse parties on 11.04.2022 and as per clause 7.1.1 of the buyer’s agreement as well as per Affordable Housing Policy, 2013, the possession of the unit was to be offered with 4 years from approval of building plans (20.09.2021) or from the date of environment clearance (29.12.2021). Therefore, the due date of possession is being calculated from the date of environmental clearance, being later. Therefore, the due date of possession comes out to be 29.12.2025. The complainant paid a sum of Rs.24,48,304/- up to 04.11.2023 and the complainant is willing to retain the allotted unit in question.
15. The counsel for the respondent states that the unit has been cancelled on 11.02.2025 after issuance of demand and reminder letters dated 02.09.2024, 04.10.2024 & 18.10.2024 and publication of list of defaulters in regional newspaper on 12.11.2024 and an intimation letter with regard

to cancellation was also sent to the complainant on 12.11.2024. Upon this, the counsel for the complainant submitted that the respondent failed to carry out the construction of the project and failed to issued demands against the said unit. Subsequently, the complainant also sent an email dated 17.02.2025 to the respondent to requesting the respondent for revocation of cancellation letter.

16. Now, the question before the Authority is whether this cancellation letter dated 11.02.2025 is valid or not. According to clause 5(iii)(i) of the Affordable Group Housing Policy, 2013 which produce as under:

"If any successful applicant fails to deposit the instalments within the time period as prescribed in the allotment letter issued by the colonizer, a reminder may be issued to him for depositing the due instalments within a period of 15 days from the date of issue of such notice. If the allottee still defaults in making the payment, the list of such defaulters may be published in one regional Hindi newspaper having circulation of more than ten thousand in the State for payment of due amount within 15 days from the date of publication of such notice, failing which allotment may be cancelled. In such cases also an amount of Rs.25,000/- may be deducted by the coloniser and the balance amount shall be refunded to the applicant. Such flats may be considered by the committee for offer to those applicants falling in the waiting list".

17. It is observed that the complainant failed to pay the remaining amount as per schedule of payment which becomes due on 02.09.2024 for the completion of the milestone i.e., on completion for MEP, followed by reminders letter dated 04.10.2024 and 18.10.2024 and after this published a notice in the regional newspaper "Dainik Jagran" on 12.11.2024 which led to issuance of notice for cancellation by the respondent dated 11.02.2025.
18. It is to be noted that as per the schedule of collection of payment provided under section 5(iii)(b) of Affordable Group Housing Policy 2013, it is time linked payment plan instead of construction linked payment plan. Further as per Section 19(6) of the Act, 2016, every allottee, who entered into an

agreement, shall be responsible to make necessary payment within the time period as specified in the said agreement. The relevant para is reproduced below:

"Section 19 Rights and Duties of Allottees

19 (6) Every allottee, who has entered into an agreement for sale to take an apartment, plot or building as the case may be, under section 13, shall be responsible to make necessary payments in the manner and within the time as specified in the said agreement for sale and shall pay at the proper time and place, the share of the registration charges, municipal taxes, water and electricity charges, maintenance charges, ground rent, and other charges, if any."

19. On 12.11.2024, the respondent published a list of defaulters for payments in the daily Hindi newspaper "Dainik Jagran" and an intimation letter with regard to cancellation was also sent to the complainant on 12.11.2024. Finally, the cancellation letter has been issued by the respondent on 11.02.2025.
20. Further, during proceedings dated 30.01.2026, the counsel for the respondent stated that as per the provisions of the Affordable Housing Policy, 2013 and on default by the complainant, the unit of complainant stands cancelled on 11.02.2025. Furthermore, the subject unit in question stands re-allotted to fresh allottee on 30.07.2025 and an agreement to sale also executed on 21.08.2025.
21. The respondent has cancelled the unit as per the provisions of the Affordable Housing Policy, 2013, as amended by the State government on 22.07.2015 and is hereby held valid. But there is nothing on record to show that the respondent has refunded the balance amount after deduction of Rs.25,000/- as per the provisions of clause 5(iii)(i) of the Affordable Housing Policy, 2013. Therefore, the respondent is directed to refund the paid-up amount of Rs.24,48,304/- to the complainant after deduction of Rs.25,000/- as per the provisions of clause 5(iii)(i) of the Affordable Housing Policy, 2013 along with interest at the prescribed rate i.e., 10.80%

per annum as prescribed under Rule 15 of the Rules, 2017, on such balance amount from the date of cancellation i.e., 11.02.2025 till its actual realisation.

G. Directions of the Authority:

22. 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 paid-up amount of Rs.24,48,304/- to the complainant after deduction of Rs.25,000/- as per the provisions of clause 5(iii)(i) of the Affordable Housing Policy, 2013 along with interest at the prescribed rate i.e., 10.80% per annum as prescribed under Rule 15 of the Rules, 2017, on such balance amount from the date of cancellation i.e., 11.02.2025 till its actual realisation.
 - ii. A period of 90 days is given to the respondent to comply with the directions given in this order and failing which legal consequence would follow.
23. Complaint as well as applications, if any, stand disposed off accordingly.
24. File be consigned to registry.



(Arun Kumar)

Chairman

Haryana Real Estate Regulatory Authority, Gurugram

Dated: 30.01.2026