

PROCEEDINGS OF THE DAY		47
Day and Date	Friday and 22.05.2026	
Complaint No.	MA NO. 49/2026 in CR/496/2026 Case titled as Ashutosh Gupta and Gopi Gupta VS M3M India Private Limited & Martial Buildcon Private Limited & M Worthy Facility Management Services	
Complainant	Ashutosh Gupta and Gopi Gupta	
Represented through	Shri Gaurav Bhardwaj Advocate	
Respondent	M3M India Private Limited & Martial Buildcon Private Limited & M Worthy Facility Management Services	
Respondent Represented through	Ms. Shriya Takkar and Ms. Meenal Khanna Advocates	
Last date of hearing	Appl. u/s 36 of the Act/17.04.2026	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings-cum-order		
<p>The present complaint was filed on 06.02.2026 along with an application under Section 36 of the Real Estate (Regulation and Development) Act, 2016.</p> <p>The complainant submitted that the respondent had arbitrarily disconnected the electricity supply on 09.01.2026 and compelled the complainant to make payment of Rs. 2,25,004/- towards maintenance charges. Accordingly, the complainant prays for restraining the respondent from disconnecting electricity, water supply, and other essential amenities during the pendency of the complaint along with delay period interest and conveyance deed.</p> <p>The counsel for the respondent submitted that the present complaint shall be dismissed as the respondent has already filed an appeal before the Hon'ble High Court of Punjab and Haryana pertaining to the subject unit which is pending.</p>		



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा-विनियामक प्राधिकरण, गुरुग्राम

MA No. 149/2022 CR/149/2026

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

The Authority observes that the complainant had earlier filed a complaint before this Authority vide CR/2088/2021 which was disposed off vide order dated 25.08.2021 In the said complaint, the complainant had sought directions regarding physical possession, delay interest, and restraint upon the respondent from levying holding and parking charges. The Authority, while disposing of the said complaint, issued the following directions:

- 1. The respondent is directed to pay interest at the prescribed rate of 9.30% p.a. for every month of delay on the amount paid by the complainants from the due date of possession i.e., 12.01.2018 till 08.09.2020 i.e. expiry of 2 months from the date of offer of possession (08.07.2020). The arrears of interest accrued so far shall be paid to the complainants within 90 days from the date of this order as per rule 16(2) of the rules.**
- 2. The complainants are directed to pay outstanding dues, if any, after adjustment of interest for the delayed period and to take the possession of the unit within one month from the date of this order.**
- 3. The rate of interest chargeable from the allottees by the promoter, in case of default be charged at the prescribed rate i.e., 9.30% by the respondent/promoter which is the same rate of interest which the promoter shall be liable to pay the allottees, in case of default i.e., the delayed possession charges as per section 2(za) of the Act.**
- 4. The respondent shall not charge anything from the complainants which is not the part of the agreement, however, holding charges shall not be charged by the promoter at any point of time even after being part of agreement as per law settled by hon'ble Supreme Court in civil appeal no. 3864-3889/2020 decided on 14.12.2020.**

Subsequently, the respondent preferred Appeal No. 149 of 2022 before the Hon'ble Appellate Tribunal, which was dismissed vide order dated 29.07.2025. Thereafter, the respondent challenged the said order before the Hon'ble High Court of Punjab and Haryana by way of RERA Appeal No. 218 of 2025, which is presently pending adjudication.

Upon consideration of the submissions made by the parties and the documents placed on record, it is observed that the dispute between the parties pertaining to the subject unit is already sub judice before the Hon'ble High Court of Punjab and Haryana in RERA Appeal No. 218 of 2025. Since the issues involved in the present proceedings are directly connected with and substantially overlap the issues pending adjudication before the Hon'ble High Court, entertaining the present complaint at this stage may lead to parallel proceedings.



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

MANDI 49/2026/HR/2026

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Accordingly, the present complaint along with the application U/s 36 is dismissed being not maintainable in view of the principle of Res Sub Judice.

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

Arun Kumar

Chairman

22.05.2026