

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

Date of decision : 17.07.2026

Kapil Kumar and Shakuntla

Address: - H. No. 216A, Jagjiwan Pura, Fatehabad,
Haryana-125050

Complainants

Versus

M/s Sternal Buildcon Private Limited

Corporate Office: Ground Floor, Tower A,
Signature Tower, South City 1, Gurugram (HR) - 122001

Registered Address: 13th floor, Dr. Gopal Das Bhawan,
28 Barakhamba Road, Connaught Place,
New Delhi Central Delhi 110001

CORAM:

Shri Arun Kumar

APPEARANCE:

Shri Akash Godhvani

Shri Venkat Rao

Respondent

Chairman

Counsel for Complainants

Counsel for Respondent

ORDER

1. The above complaints have been filed by the complainants/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

provision 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. Unit and project related details

2. The particulars of unit details, sale consideration, the amount paid by the complainants, date of proposed handing over the possession, delay period, if any, have been detailed in the following tabular form:

Sr. No.	Particulars	Details
1	Name and location of the project	Signature Global City 81, Village Nakhdola Sector-81, Sohna Gurugram
2	Nature of the project	Affordable residential plotted colony (DDJAY)
3	Project area	11.9778 acres
4	DTCP license no.	7 of 2021 dated 05.03.2021 valid upto 04.03.2026
5	Name of licensee	Logical developers private limited
6	RERA Registered/ not registered	45 of 2021 dated 27.07.2021 upto 30.06.2023 further extended upto 28.06.2025
7	Unit no.	81-L47-A-2F
8	Unit area admeasuring	653.170 sq. ft.
9	Date of application form	28.03.2022 [page 28 of the reply]
10	Date of allotment letter dated	28.03.2022 [page 52 of the reply]
11	Date of builder buyer agreement	26.05.2022 [Page 53 of the reply]
12	Possession Clause	7. POSSESSION OF THE RESIDENATIAL INDEPENDENT FLOOR 7.1 Schedule for possession <i>The promoter agrees and understands that timely delivery of possession is the essence of the Agreement. The Promoter assures to handover possession by 30th June 2023 for the plot nature of project</i>

		<i>and 28th February 2024 for floor nature of project unless there is delay due to "force majeure", Court orders, Government policy/guidelines, decisions, etc, affecting the regular development of the real estate project.</i>
13	Due date of possession	28.02.2024 [in terms of clause 7.1 of the BBA]
14	Total sale consideration	Rs. 74,44,510/- [Statement of account dated 05.09.2025 at 146 of reply]
15	Amount paid by the complainants	Rs. 46,58,952/- [Page 147 of reply]
16	Occupation certificate	16.09.2024 [Page 143 of the reply]
17	Offer of possession	28.09.2024 [Page 144-145 of the reply]
18	CD executed on	Not executed

B. Facts of the complaint.

3. The complainants have made the following submissions in the complaint:

- I. That the Respondent Company issued an advertisement announcing a Residential Group Housing Project called 'Signature Global City 81' Village Nakhola, Sector 81 Gurugram, an affordable residential plotted colony project as per the Haryana Affordable Housing Policy, 2016 (Deen Dayal Jan Awaz Yojna) and thereby invited applications from prospective buyers for the purchase of allotments in the said project. Respondent confirmed that the project had got Building Plan Approval from the authority.
- II. That the Complainants was caught in the web of false promises of the agents of the respondent company, paid an initial amount of Rs. 1,00,000/-. The payment was acknowledged by the Respondent and

accordingly filled the Application form for one Unit. The Complainant was allotted one unit being in the above said project.

- III. That the Complainant Received welcome letter cum provisional Allotment letter for the unit bearing No. 81-L47-A-2F. That the Complainants caught in the web of lies and false promises of the Respondent Company duly executed the Builder Buyer Agreement on the 26th of May, 2022. That the Complainant against the demand notices raised by the respondent have paid a total sum of Rs. 48,33,952/- in favour of the respondent.
- IV. That the Complainant had sent multiple E-mails communications and made calls during the time intimating the Respondent for the Possession of the said unit and the delayed interest with great regret the complainant did not receive any positive response from the respondent and kept excusing the complainant that the same shall be dealt and settled at the time possession on individual basis.
- V. That the Respondent being very well aware of the guidelines laid in The Real Estate (Regulation and Development) Act, 2016 and the Haryana Real Estate (Regulation & Development) Rules, 2017, and the interest the Complainants is entitled for as well as being aware of plethora of judgments issued by The Haryana Real Estate Regulatory Authority, Gurugram has not given the Complainants the interest that he is eligible for the delayed compensation based on the clause 7.6(ii) of the BBA.
- VI. That the Complainants contacted the Respondent on numerous occasions and maintained regular communication, persistently following up on the status of construction. However, the Respondent

consistently failed to provide any satisfactory response to the Complainant regarding the progress of the project or the timeline for delivery of possession. The Respondent kept arbitrarily changing the expected possession dates, reflecting a complete lack of certainty about the project's completion. Despite the Complainants' repeated inquiries with the Respondent's representatives concerning the slow pace of construction and the expected delivery timeline, no concrete answers were ever provided.

- VII. That after losing all hope from the Respondent company and having shattered and scattered dreams of owning a Home and also losing considerable amount of money (as per the Buyer's Agreement dated 26.05.2022). Hence, the Complainant is constrained to approach this Authority for redressal of his grievance. That the present Complaint sets out the various deficiencies in services, unfair and/or restrictive trade practices adopted by the Respondent in sale of their floors. The Respondent has failed to deliver possession of the unit within the promised timeframe. The modus operandi adopted by the Respondent, from the Respondents point of view may be unique and innovative but from the consumers point of view, the strategies used to achieve its objective, invariably bears the irrefutable stamp of impunity and total lack of accountability and transparency, as well as breach of contract and duping of the consumers, be it either through not implementing the services/utilities as promised in the brochure or through not delivering the project in time. The Respondent not only failed to adhere to the terms and conditions of Buyer's Agreement dated 26.05.2022 and affordable plotted housing policy 2016 (Deen Dayal Jan Awas Yojna) but



has also illegally extracted money from the Complainants by stating false promises and statements. There is no parity in the remedies available to the Complainants and the Respondent showing biased and unfair trade practices of the Respondent.

- VIII.** It is pertinent to note that the respondent has made unnecessary demands which are not as per the Builder Buyer Agreement and hence are baseless, unfounded, unlawful, untenable, unsustainable, grossly misconceived, illegal and unwarranted including the advance maintenance charges. Hence the respondent is in gross violation of clause 2(d) of the licence which is granted under the Haryana Development and Regulation of Urban Areas Act 1975.
- IX.** The grievance of the Complainant relates to breach of contract, false promises, gross unfair trade practices and deficiencies in the services committed by the Respondent in regard to the unit being offered to him, including few demands which are not as per the Builder Buyer Agreement and hence are unjustified and illegal. "Signature Global City 81" project was launched in the year 2021 with the promises to deliver in time and huge funds were collected over the period by the Respondent. Even after taking payments, the builder has delayed the project and is unable to handover possession after a delay of more than 1 year.
- X.** The grievance of the Complainant is that the Respondent has in an unfair manner siphoned off funds meant for the project and utilized the same for Respondent's own benefit for no cost. The Respondent being builder and developer, whenever in need of funds from bankers or investors ordinarily has to pay heavy interest per annum. However, in the present scenario, the Respondent utilized funds collected from the Complainant

for Respondent's own good in other projects, being developed by the Respondent, due to which the project is delayed for almost a period 1 year.

- XI.** The Complainant has paid the Respondent a total of Rs. 48,33,952/-, as per the Customer Ledger provided by the Respondent. However, possession of the unit has not yet been handed over to the Complainant. As a result, there is a delay of more than one year as of the date of filing this complaint.

C. Relief sought by the complainants:

4. The complainants have sought following relief(s).
 - I. Direct the respondent to pay delay possession charges along with interest.
 - II. The respondent be directed to handover physical possession of the Flat No. 81-L47-A-2F in Block A having carpet area of 653.170 Sq. Feet on 2nd Floor along with Parking.
5. On the date of hearing, the authority explained to the respondent/promoter about the contraventions as alleged to have been committed in relation to section 11(4) (a) of the act to plead guilty or not to plead guilty.

D. Reply by the respondent.

6. The respondent has contested the complaint on the following grounds.
 - I. That the Complainant has not approached the Authority with clean hands and has suppressed relevant facts. It is submitted that the complaint under reply is devoid of merits and the same should be dismissed with cost.
 - II. That the Complainant herein in the year 2022, being in search of an independent floor, learned about the project titled '*Signature Global City*

81' at Sector 81, Gurugram (*hereinafter referred to as 'Project'*) being developed by the Respondent.

- III. That on 28.03.2022, the complainant applied for allotment of a unit in the project of the Respondent vide application no. BAAP/00282/21-22. Pursuant to the application for allotment, an independent floor was allotted vide Provisional Allotment letter dated 28.03.2022 to the complainant bearing Unit No. 81-L47-A-2F in Block- A, on the 2nd floor having carpet area of 653.17 sq. ft. along with the basement/stilt parking.
- IV. That on 26.05.2022, an Agreement to Sell (*hereinafter referred to as 'Agreement'*), was executed for the said unit having a Sale Price of Rs. 73,21,469/-, excluding all other charges, taxes, etc. as mentioned and agreed by the Complainant under the Agreement. It is to note, that the said Agreement was signed by the Complainant voluntarily with free will and consent without any demur. That it is submitted that the Complainant had applied for the allotment of the unit only after conducting their own due diligence, verification was done, and post being fully satisfied with the Project.
- V. That as per the provision of *Clause 7.1 of the Agreement*, the possession of the unit was proposed to be offered by 28th February unless there is a delay or failure due to force majeure events. That as per the provision of Clause 7.1 of the Agreement, the possession of the unit was proposed to be offered by February 2024. The said time period for offer of possession was subject to *force majeure* circumstances.
- VI. That it may be noted that the committed date of possession fell at the time of Covid-19 when the entire nation was under lockdown and considering the same the Ministry of Finance (MOF) vide Office

Memorandum No. F.18/4/2020-PPD, dated 13.05.2020, had considered the period of covid-19 lockdown as *force-majeure* circumstance and had allowed the parties to the contract with an extension of 6 (six) months period for fulfilling the contractual obligations. Further, the Ministry of Housing and Urban Affairs vide Office Memorandum no. O-17024/230/2018-Housing-UD/EFS-9056405, dated 13.05.2020, had considered the said covid-19 situation as *force majeure* for real estate projects and advised the Regulatory Authorities to extend the registration date, completion date, revised completion date and extended completion date automatically by 6 (six) months due to outbreak of covid 19.

- VII. That further, the Ld. Haryana Real Estate Regulatory Authority at Panchkula upon considering the obstructions/challenges faced by various Real Estate Developers due to second wave of Covid-19, had allowed special extension of 3 months from 01.04.2021 to 30.06.2021, considering the same as *force majeure* event. Thus, the Respondent is entitled for 3 months extension for completion of the project.
- VIII. That subsequently, upon removal of the Covid-19 restrictions, it took time for the workforce to commute back from their villages, which led to slow progress of the completion of the Project. Despite facing shortage in workforce, materials and transportation, the Respondent managed to continue with the construction work and completed the project. That the Respondent also has to carry out the work of repair in the already constructed building and fixtures as the construction was left abandoned during the period of Covid-19 lockdown. This led to further hurdle in timely completion of the Project. In the interest of justice, the Respondent being a *bona-fide* may also be entitled to an

extension for the inadvertent delay so caused in the construction of the Project owing to the world wide Covid-19 pandemic.

- IX. That in addition to the abovementioned hindrances, it is also pertinent to mention here that construction of real estate projects in Delhi NCR region was put on halt on various occasions by the various Courts, Authorities etc., to mitigate the adverse effects of the pollution. Due to such ban on construction, the Promoter was constrained to halt the development work in compliance of various order which effected the timely completion of the project. It is to note herein that the said delay was completely beyond the control of the Respondent and thus, the Respondent is entitled for extension for such period of delay.
- X. That the Hon'ble Supreme Court, vide order dated 04.11.2019 in W.P. (Civil) No. 13029/1985, directed that no demolition or construction activities be undertaken in Delhi and NCR. Accordingly, the Respondent was legally restrained from carrying out construction activities from 04.11.2019 to 14.02.2020, resulting in 55 affected days.
- XI. That further, the Commission for Air Quality Management in NCR and Adjoining Areas, vide order dated 16.11.2021, directed stoppage of construction and demolition activities in NCR up to 21.11.2021. Accordingly, construction remained suspended from 16.11.2021 to 21.11.2021, resulting in 6 affected days.
- XII. That the aforesaid restrictions, being imposed by competent judicial/statutory authorities and arising from circumstances beyond the Respondent's control, materially affected and decelerated the progress of the Project. The delay was neither intentional nor deliberate, and the Respondent was bound to comply with the said orders. Reliance is also placed on *Supertech Ltd. v. Rajni Goyal*, Civil

Appeal Nos. 6649-50 of 2018, wherein the effect of bans imposed by the NGT and other authorities was considered in relation to extension/grace period for completion.

- XIII. That, in addition, construction was affected by various pollution-control restrictions, including: 07.11.2017: EPCA directed closure of brick kilns, stone crushers, hot-mix plants, etc., which disrupted the availability of essential construction materials and resulted in approximately 90 affected days. 29.10.2018: Directions were issued for stoppage of specified construction activities from 01.11.2018 to 10.11.2018, resulting in 10 affected days. 24.12.2018: DPCC prohibited construction activities in Delhi, Faridabad, Gurugram, Ghaziabad and Noida up to 26.12.2018, resulting in 3 affected days. 11.10.2019: Municipal Corporation, Gurugram prohibited construction activities from 11.10.2019 to 31.12.2019, resulting in 81 affected days. 01.11.2019: EPCA prohibited construction activities from 01.11.2019 to 05.11.2019, resulting in 5 affected days.
- XIV. That, further, various GRAP orders issued by the Commission for Air Quality Management in NCR and Adjoining Areas imposed restrictions/bans on construction activities in Delhi and NCR from time to time, thereby further affecting the progress of the Project. Accordingly, the aforesaid periods deserve due consideration/exclusion while computing any alleged delay attributable to the Respondent.
- XV. That the delay was caused due to unforeseen circumstances as mentioned above, shall be considered and exempted while determining the due date to offer possession. It may also be noted that the Respondent had carried out its obligations in Agreement with utmost

diligence. Further, it is noteworthy to mention here that after the completion of the project and receiving the Occupancy Certificate on 16.09.2024, the possession was offered to the complainant vide offer of possession letter dated 28.09.2024.

- XVI. That it is pertinent to mention here that the Complainant herein had defaulted in making the payment at various instances as per the Affordable Housing policy and the schedule of payment as agreed under the Agreement. The majority of times, the payment from the Complainant was received after the lapse of stipulated time period which led to levying of late payment charges on the Complainant as per the Policy. The same is evident from the Statement of Account wherein the payment entries shows that at various occasions, the Complainant had paid late payment charges due to default in making timely payments.
- XVII. That the Complainant in the present complaint has raised an issue of delay in completion of the project by concealing the very fact that the project is delayed due to various reasons beyond the control of the Respondent. Further, nowhere in the complaint, it has been disclosed that the committed date of possession as provided under the Agreement, is subject to various *force majeure* circumstances and thus, the Respondent is entitled for extension of such time period effected due to the reasons disclosed in the preceding paras. Therefore, the contention of the Complainant that the project is delayed is false and frivolous as the occupation certificate has been obtained and possession has been duly handed over to the Complainant.
- XVIII. It is evident that the entire case of the Complainant is nothing but a web of lies, false and frivolous allegations made against the Respondent.



That it is brought to the knowledge of the Authority that the Complainant is trying to hoodwink the Authority by placing untrue facts and attempting to hide the true colour of intention.

XIX. Hence, the present complaint under reply is liable to be dismissed with cost for wasting the precious time and resources of the Ld. Authority. That the present complaint is an utter abuse of the process of law and hence deserves to be dismissed. That the complainant sought relief of the delay possession charges. It is pertinent to mention that the complainant is not liable to said relief as the possession has been taken over, and at the time of taking the possession, the complainant has waived off his rights by stating that the complainant has no claims whatsoever against the respondent and fully satisfied with the construction.

7. Copies of all the relevant documents have been filed and placed on 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

8. The authority has complete territorial and subject matter jurisdiction to adjudicate the present complaint for the reasons given below.

E.I Territorial jurisdiction

9. As per notification no. 1/92/2017-1TCP dated 14.12.2017 issued by Town and Country Planning Department, Haryana the jurisdiction of Haryana Real Estate Regulatory Authority, Gurugram shall be entire Gurugram district for all purposes. 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

10. 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.

11. 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 complainants at a later stage.

F. Findings on the relief sought by the complainants.

F.I Direct the respondent to pay delay possession charges along with interest.

F.II The respondent be directed to handover physical possession of the Flat No. 81-L47-A-2F in Block A having carpet area of 653.170 Sq. Feet on 2nd Floor along with Parking.

12. In the present complaint, the complainants intend to continue with the project and are seeking delay possession charges as provided under the proviso to section 18(1) of the Act. Sec. 18(1) proviso reads as under:

"Section 18: - Return of amount and compensation

18(1). If the promoter fails to complete or is unable to give possession of an apartment, plot, or building, —

Provided that where an allottee does not intend to withdraw from the project, he shall be paid, by the promoter, interest for every month of delay, till the handing over of the possession, at such rate as may be prescribed."

13. Clause 7.1 of the apartment buyer agreement (in short, agreement) provides for handing over of possession and is reproduced below:

7.1 *The promoter agrees and understands that timely delivery of possession is the essence of the Agreement. The Promoter assures to handover possession by 30th June 2023 for the plot nature of project and 28th February 2024 for floor nature of project unless there is delay due to "force majeure", Court orders, Government policy/guidelines, decisions, etc, affecting the regular development of the real estate project.*

14. **Admissibility of delay possession charges at prescribed rate of interest:**

Proviso to section 18 provides that where an allottee does not intend to withdraw from the project, he shall be paid, by the promoter, interest for every month of delay, till the handing over of possession, at such rate as may be prescribed and it has been prescribed under rule 15 of the rules. Rule 15 has been reproduced as under:

Rule 15. Prescribed rate of interest- [Proviso to section 12, section 18 and sub-section (4) and subsection (7) of section 19]

(1) For the purpose of proviso to section 12; section 18; and sub-sections (4) and (7) of section 19, the "interest at the rate prescribed" shall be the State Bank of India highest marginal cost of lending rate +2%.

Provided that in case the State Bank of India marginal cost of lending rate (MCLR) is not in use, it shall be replaced by such benchmark lending rates which the State Bank of India may fix from time to time for lending to the general public.

15. The legislature in its wisdom in the subordinate legislation under the provision of rule 15 of the rules, has determined the prescribed rate of interest. The rate of interest so determined by the legislature, is reasonable and if the said rule is followed to award the interest, it will ensure uniform practice in all the cases.
16. Consequently, as per website of the State Bank of India i.e., <https://sbi.co.in>, the marginal cost of lending rate (in short, MCLR) as on date i.e., 17.07.2026 is 8.80%. Accordingly, the prescribed rate of interest will be marginal cost of lending rate +2% i.e., 10.80%.
17. The definition of term 'interest' as defined under section 2(z) of the Act provides that the rate of interest chargeable from the allottee by the promoter, in case of default, shall be equal to the rate of interest which the promoter shall be liable to pay the allottee, in case of default. The relevant section is reproduced below:
- "(za) "interest" means the rates of interest payable by the promoter or the allottee, as the case may be.*
- Explanation. — For the purpose of this clause—*
- (i) *the rate of interest chargeable from the allottee by the promoter, in case of default, shall be equal to the rate of interest which the promoter shall be liable to pay the allottee, in case of default;*
 - (ii) *the interest payable by the promoter to the allottee shall be from the date the promoter received the amount or any part thereof till the date the amount or part thereof and interest thereon is*

refunded, and the interest payable by the allottee to the promoter shall be from the date the allottee defaults in payment to the promoter till the date it is paid;"

18. Therefore, interest on the delay payments from the complainants shall be charged at the prescribed rate i.e., 10.80% by the respondent/promoter which is the same as is being granted to the complainants in case of delayed possession charges.
19. Upon consideration of the documents available on record and the submissions made by both the parties, this Authority is satisfied that the Respondent is in contravention of Section 11(4)(a) of the Real Estate (Regulation and Development) Act, 2016 by failing to hand over possession of the subject unit within the stipulated period as agreed between the parties. By virtue of Clause 7.1 of the Apartment Buyer's Agreement dated 26.05.2022 executed between the parties, the possession of the subject apartment was to be delivered on or before 28.02.2024. However, the Respondent failed to hand over possession by the said committed date, thereby violating the terms of the Agreement as well as the statutory obligation cast upon it under the Act.
20. The respondent/promoter is directed to pay interest to the complainants on the amount paid by the complainants at the prescribed rate of 10.80% per annum, for every month of delay from the due date of possession i.e., 28.02.2024 till 28.11.2024 i.e. expiry of 2 months from the date of offer of possession (28.09.2024) in terms of Section 18(1) of the Real Estate (Regulation and Development) Act, 2016 read with Rule 15 of the Rules.

21. Further the respondent shall execute the registered conveyance deed in terms of Section 17 of the Act, 2016 after depositing stamp duty and registration charges by the complainant.

G. Directions of the Authority

22. Hence, the authority hereby passes this order and issues the following directions under section 37 of the Act to ensure compliance of obligations cast upon the promoter as per the function entrusted to the authority under section 34(f):
- i. The respondent/promoter is hereby directed to pay interest to the complainants on the amount paid by the complainants at the prescribed rate of 10.80% per annum, for every month of delay from the due date of possession i.e., 28.02.2024 till 28.11.2024 i.e. expiry of 2 months from the date of offer of possession (28.09.2024) in terms of Section 18(1) of the Real Estate (Regulation and Development) Act, 2016 read with Rule 15 of the Rules.
 - ii. The arrears of such interest accrued from 28.02.2024 till the date of order by the authority shall be paid by the respondent/promoter to the complainants within a period of 90 days from date of this order and interest for every month of delay shall be paid by the promoter to the allottees before 10th of the subsequent month as per rule 16(2) of the rules.
 - iii. The respondent is directed to handover the physical possession of the unit to the complainants. Further the respondent shall execute the



registered conveyance deed in terms of Section 17 of the Act, 2016 after depositing stamp duty and registration charges by the complainant.

- iv. The complainants are also directed to pay outstanding dues, if any, after adjustment of interest for the delayed period.
 - v. The rate of interest chargeable from the allottee by the promoter, in case of default shall be charged at the prescribed rate i.e., 10.80% by the respondent/promoter which is the same rate of interest which the promoter shall be liable to pay the allottee, in case of default i.e., the delayed possession charges as per section 2(za) of the Act.
 - vi. The respondent/promoter shall not charge anything from the complainants which is not the part of the buyer's agreement.
23. The complaint and application, if any, stands disposed of.
24. File be consigned to registry.

(Arun Kumar)

Chairman

Haryana Real Estate Regulatory Authority, Gurugram

Dated: 17.07.2026