



HARERA
GURUGRAM

**HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM**

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी डब्ल्यू रेस्ट हाउस सिविल लाइन्स गुरुग्राम हरियाणा

PROCEEDINGS OF THE DAY

57

Day and Date	Friday and 18.09.2026
Complaint No.	CR/103/2026 Case titled as Solutrean Building Technologies Private Limited VS Apricus Hills Private Limited
Complainant	Solutrean Building Technologies Private Limited
Represented through	Ms. Raavi Kumar Jotwani Advocate
Respondent	Apricus Hills Private Limited
Respondent Represented	Shri Abhimanyu Singh Advocate
Last date of hearing	11.09.2026
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings-cum-order

The present complaint has been filed on 29.01.2026 and registered as complaint no. 103 of 2026. Reply on behalf of the respondent has been filed on 17.07.2026.

The counsel for the complainant states that the complainant is seeking registration of agreement to sale dated 13.10.2022, upload latest QPR, provide latest photographs depicting the current construction status of the project/CA/Architect Certificate/Engineer Certificate and disclose tentative date of completion of project and offer of possession.

The counsel for the respondent states that the present complaint is not maintainable as the relief claimed in the complaint is barred by limitation. Further, the complainant has filed an unregistered and unexecuted agreement and no relief can be granted to the complainant as the complainant is not an allottee in the project developed by the respondent. Furthermore, the respondent states that the details of unit number mentioned by the complainant are wrong as no allotment letter and Builder buyer agreement and any other agreement has not been executed with the



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CR/103/2026

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी डब्ल्यू. डी. विमान गृह, सिविल लाईन्स, गुरुग्राम, हरियाणा

complainant. As well as no such amount of Rs.24,70,000/- has been received by the respondent. The payment plan attached by the complainant is also self-created. Even no stamp duty has been paid by the complainant on the alleged agreement. The complainant has filed a false and fabricated complaint on the basis of unregistered and unexecuted agreement and further has concealed material documents and facts. As such the present complaint is liable to be dismissed.

On contrary, the counsel for the complainant states that the main arguing counsel is not available today to argue the matter and seeks time to file the required documents.

Arguments heard.

During the course of arguments/hearing, the authenticity and verification of certain primary documents relied upon by the Complainant—specifically Agreement and payment receipt came into question as there is no payment proof annexed by the complainant.

It is a settled principle that summary proceedings before this Authority require clear and authentic documentation to establish a valid cause of action. In the absence of duly authenticated or verified documents on record, this Authority is unable to proceed to adjudicate the present complaint on its merits at this stage.

Accordingly, without expressing any opinion on the legal rights or the merits of the claims raised by either party, the present complaint is hereby dismissed on technical grounds owing to non-authenticity / lack of proper verification of the submitted documents. It is further clarified that this dismissal is solely on account of the authenticity of the documents and shall remain without prejudice to the merits of the complaint. The present complaint stands dismissed with liberty to the complainant to file a fresh complaint with proper valid and authenticated documents and specific reliefs.

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


Arun Kumar
Chairman
18.09.2026