

PROCEEDINGS OF THE DAY		5
Day and Date	Tuesday and 08.09.2026	
Complaint No.	MA NO. 452/2026 in CR/4463/2025 Case titled as Vinita Dalmia VS Elan Buildcon Private Limited	
Complainant	Vinita Dalmia	
Represented through	Shri Vipul Dalmia and Sumeet Singh Advocates	
Respondent	Elan Buildcon Private Limited	
Respondent Represented	Shri Ishaan Dang Advocate	
Last date of hearing	04.08.2026	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceeding-cum-order

The present complaint has been filed on 29.08.2025 and reply on behalf of the respondent was received on 10.02.2026.

The counsel for the respondent moved an application seeking dismissal of the present complaint on the ground that the complaint has purportedly been instituted by the complainant through her alleged Power of Attorney holder, Mr. Vipul Dalmia. It was further submitted that the Power of Attorney dated 13.06.2019 was executed at Mumbai and registered with the Sub-Registrar, Kurla No. 4; however, the unit in question has not been mentioned in the list of units forming part of the said Power of Attorney. It was, therefore, contended that the complaint has not been instituted in accordance with law and is not supported by proper and valid authorization, and is consequently liable to be dismissed.

Per contra, the counsel for the complainant submitted that the Power of Attorney, along with the allotment letter, endorsement/transfer documents and the Builder-Buyer Agreement (BBA), already forms part of the record of the main complaint. It was further submitted that no objection has been raised by the respondent on the merits of the complaint and that the objections raised



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

MANO 454/2026/KCR 4463/225

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

are purely technical in nature. It was contended that the complainant acquired the unit by way of transfer/endorsement and, at every stage of the transaction, acted through her Attorney Holder under and by virtue of the aforesaid Power of Attorney. The respondent, having dealt with the attorney holder and having accepted and acted upon the authority conferred under the said power of attorney without demur, cannot now be permitted to question the authorization merely on technical grounds.

After consideration of all the facts and circumstances, Authority is of view that the respondent has raised an objection regarding the validity and genuineness of the Power of Attorney (POA), which is disputed and cannot be effectively adjudicated in the present proceedings. Accordingly, the present complaint is dismissed on this ground, with liberty to the complainant to file a fresh complaint in the appropriate form, duly supported by a valid and proper Power of Attorney, in accordance with law.

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

Arun Kumar
Chairman
08.09.2026