

Pradeep Bhardwaj
Vs.
M/s Agrante Realty Ltd.
CM No.877 of 2024
In Appeal No.181 of 2024

Present: Mr. Arun Sharma, Advocate,
for the appellant.

Mr. Sharma *inter alia* contends that as per Policy of 2013 issued by the Town and Country Planning Department, Haryana, in the eventuality of proposal of cancellation a unit, the promoter would have to make a publication in the newspaper and thereafter wait for a period of 15 days. If the default on the part of allottee continues, only then cancellation letter should be issued. In the instant case, the cancellation was done on 29.01.2021 and publication was done later, i.e., on 30.01.2021. Even after 30.01.2021, the allottee remitted an amount of ₹ 2,65,000/-, which was returned by the promoter. Relevant clause of the Policy of 2013 has been referred to and same reads as under:

“i. If any successful applicant fails to deposit the installments 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 installments 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 news-paper 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.”

Issue notice for 30.03.2026.

Notice re: condonation of delay (CM No.877 of 2024)

as well.

Process be issued for this purpose.

Justice Rajan Gupta
Chairman
Haryana Real Estate Appellate Tribunal

22.12.2025
Manoj Rana