

Jubilant Malls Pvt. Ltd.  
Vs.  
Virender Chhabra  
CM Nos.1209 to 1211, 1700 of 2024  
In Appeal No. 629 of 2024

Present: Mr. Munish Kumar Garg, Advocate alongwith  
Ms. Bhawna Thakur, Advocate,  
for the appellants.

On the last date of hearing, the following order  
was passed in this case:-

*“At the outset, Mr. Garg has argued that order dated 09.09.2024 passed by the Adjudicating Officer at Gurugram suffers from legal infirmity insofar as it holds that the appellant is not entitled to sell the common area besides the allotted plot. He submits that for the purpose of deciding this question, he needs to implead HRERA, Gurugram and DTCP, Haryana in the array of the parties.*

*On his request, the case is adjourned to 04.12.2024.*

*Photocopy of this order be placed in file of Appeal No. 629 of 2024.”*

**CM No. 1700 of 2024**

Today, an application for impleadment of HRERA, Gurugram and Director of the Town and Country Planning, Haryana as respondent Nos. 2 & 3 in the array of the parties has been moved. As per learned counsel for the appellants, presence of HRERA, Gurugram as well as Director of the Town and Country Planning, Haryana before this Bench is necessary to completely and effectually to adjudicate upon the issue.

Having perused the contents of the application, this Bench finds merits in the same. Application (CM No. 1700 of 2024) is allowed. Amended Memo of Parties is taken on record.

**Main Appeal:**

Appeal be registered.

Issue notice for 20.02.2025.

Mr. Mukul Gupta, Advocate accepts notice on behalf of respondent no. 1 and file his Power of Attorney. Same is taken on record.

Process be issued for service on rest of the respondents.

Justice Rajan Gupta  
Chairman  
Haryana Real Estate Appellate Tribunal

04.12.2024  
Rajni