



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.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

PROCEEDINGS OF THE DAY		3
Day and Date	Thursday and 11.12.2025	
Complaint No.	CR/1008/2024 Case titled as Vishal Chadha and Radhika Chadha VS Sobha Limited	
Complainant	Vishal Chadha and Radhika Chadha	
Represented through	None	
Respondent	Sobha Limited	
Respondent Represented	Shri Priyanka Agarwal Advocate	
Last date of hearing	13.11.2025	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings Order pronounced. The cancellation letter dated 31.07.2022 is held to be valid in eyes of law. Therefore the respondent/promoter is directed to refund the paid-up amount of Rs.24,94,087/- after deducting the earnest money which shall not exceed the 10% of the basic sale consideration i.e., Rs.1,72,95,784/- to the complainants along with interest on such balance amount at the rate of 10.85% as prescribed under rule 15 of the Rules, from the date of termination/cancellation 31.07.2022 till the actual date of refund of the amount within the timelines provided in rule 16 of the Haryana Rules 2017 ibid. Detailed order will follow. Matter stands disposed of.  P.S. Saini Member 11.12.2025		