



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		1
Day and Date	Friday and 14.11.2025	
Complaint No.	CR/1509/2024 Case titled as Ram Kishan VS M3M India Private Limited & Manish Khatana	
Complainant	Ram Kishan	
Represented through	None	
Respondent	M3M India Private Limited & Manish Khatana	
Respondent Represented through	Ms. Shriya Takkar and Ms. Meenal Khanna Advocates for R1 Shri Kanish Bangia Adv. for R2	
Last date of hearing	07.11.2025	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings

The present complaint was filed on 08.05.2024 and the reply was filed by the respondent on 06.09.2024.

The complainant alleges that officials of Respondent No. 1, in connivance with Respondent No. 2, acted with mala fide intention and fraudulently transferred his allotted unit bearing no. MW TW-A02/0003, Ground Floor, Tower A2, in the project "M3M Woodshire," Sector 107, Gurugram, during the period when he was unwell and facing medical and financial difficulties. It is his contention that the said transfer was carried out without his consent and by use of forged signatures.

Conversely, the respondents have produced documentary evidence, including correspondence, a surrender request dated 03.11.2019, and an indemnity bond executed on 12.11.2020, wherein the complainant expressly consented to transfer all rights and funds pertaining to the said unit in favour of Mrs. Indra Devi. In light of these documents, the complainant's allegation of



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fraudulent transfer lacks substantiation, and no claim of the complainant survives in respect of the said unit.

It is observed that the complainant has failed to establish any illegality or fraud on part of the respondents in respect of the subject unit. The documentary material placed on record, including the complainant's own signed request for surrender of the unit, the subsequent indemnity bond, and receipts evidencing transfer of consideration towards another unit in the name of Mrs. Indra Devi, clearly demonstrate that the transfer was made with the complainant's consent and knowledge. The allegation of mala fide intention or forgery remains unsubstantiated by any credible evidence.

Order pronounced.

The complaint is dismissed as devoid of merit. No relief is admissible to the complainant. However, liberty is granted to the complainant to seek appropriate remedy before the competent civil or criminal forum if he so desires.

Detailed order will follow. Matter stands disposed off.

Arun Kumar
Chairman
14.11.2025