



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		41
Day and Date	Wednesday and 16.04.2025	
Complaint No.	CR/1547/2024 Case titled as Gopi Chand VS Housing Board Haryana	
Complainant	Gopi Chand	
Represented through	Shri Dhruv Lamba Advocate	
Respondent	Housing Board Haryana	
Respondent Represented	Shri Surender Kumar proxy counsel	
Last date of hearing	29.01.2025	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings

The present complaint has been filed on **19.04.2024** and registered as complaint no. **1547** of **2024**. Reply on behalf of the respondent has been received on **04.10.2024**.

Succinct facts as per the complaint and the reply are as under:

S.No.	Particulars	Details
1.	Name of project	Flat for serving/Ex-Defence and Para Military personnel upto rank of JCO's and equivalent and their widows or orphans on hire purchase basis
2.	Location of project	Kherki Majra, Dhankot, Sector-102, Gurugram.
3.	Nature	Flat for serving/Ex-Defence and Para Military personnel upto rank of JCO's and equivalent and their widows or orphans on hire purchase basis
4.	RERA registered	Not registered
5.	Date of booking	31.12.2014



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CA/1547/2024

New PWD Rest House, Civil Lines, Gurugram, Haryana

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6.	Allotment letter	10.02.2015 (As on page no. 20 of complaint)
7.	Sale Consideration	Rs. 24,60,000/-
8.	Amount paid	Rs.6,15,000/-
9.	Letter by respondent stating the project has been scrapped along with a cheque of Rs.7,59,060/-	07.03.2024 (As on page no. 24 of complaint)

The complainant is seeking refund of the deposited amount.

The respondent stated that the complaint is not maintainable as the respondent does not fall under the definition of promoter and is a government owned welfare who provides home to public on, no profit or loss basis and is governed by the provision of Housing Board Haryana Act 1971 and Housing Board Haryana (Allotment Management and Sale of tenements) Regulations 1972. The policy under which the complainant has applied for has been scrapped on 06.02.2023 vide letter no. HBH/CRO (PM)/2023 dated 06/02/2023/13/02/2023 by the Head Office HBH Panchkula, well within the notice and knowledge of the complainant.

The complainant deposited Rs.6,15,000/- while the amount of Rs.7,59,060/- including interest has been paid to the complainant on 07.03.2024 vide cheque no. 370401 dated 19.02.2024.

Heard.

Order reserved.

Parties may file brief written submissions within a period of 2 weeks with an advance copy to each other.

Matter to come up on 14.05.2025 for pronouncement of order.

Ashok Sangwan
Member
16.04.2025