

PROCEEDINGS OF THE DAY		16 to 18
Day and Date	Tuesday and 06.01.2026	
Complaint No.	CR/2162/2019 Case titled as Pavel Garg VS Krrish Green Homes Private Limited CR/2163/2019 Case titled as Pavel Garg VS Krrish Green Homes Private Limited CR/2164/2019 Case titled as Pavel Garg VS Krrish Green Homes Private Limited	
Complainant	Pavel Garg	
Represented through	Shri Vikas Deep Advocate	
Respondent	Krrish Green Homes Private Limited	
Respondent Represented through	Ms. Shivani Dang Advocate	
Last date of hearing	02.12.2025	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings		
The present complaint has been received on 31.05.2019 and reply received on 27.02.2020.		
In the present complaint, an Mou was signed between complainant (through its authorised signatory, Mr. Pavel Garg) and the respondent company (through its director Mr. Rajesh Katyal, Mr. Amit Katyal). Under this MoU, the complainant agreed to purchase seven apartments having tentative super area of 334.448 sq. mtrs. of each apartment in a semi furnished condition in a project named "Krrish Green Montagne" located in Gurugram, Haryana. It was agreed that allotment letters and apartment buyer agreements would be issued after approval of project drawings/building plans. Despite the passage of over five years, the respondent neither obtained necessary approvals nor issued the promised documents or completed construction milestones, including RCC structure. The complainant has not received any communication, allotment letter, or buyer's		



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हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम
CR/2162/2019

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. डब्ल्यू. डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

agreement and thus served a legal notice in 2016, which went unanswered. The complainant claims deficiency in service and seeks possession, allotment, and compensation in the form of 18% interest compounded quarterly from the date of deposit till possession. An earlier civil suit filed before civil Judge, Districts Courts Saket was dismissed due to non-service of summons on the respondent.

It is important to note that M/s Krrish Greens Homes Pvt. Ltd. is known as M/s ILC Infracon Pvt. Ltd. the respondent had entered into a collaboration agreement dated 07.11.2012 with Raj Buildwell Private Limited. The RBPL was owner in possession of land measuring 10.89 Acre. M/s Krrish Green Homes Pvt. Ltd. in collaboration with RBPL had proposed to make a project on the said land. The management of the respondent was in need of funds for the operations of M/s Krrish Green Homes Pvt. Ltd. the directors and official of the complainant had offered advance money to Amit Katyal and Rajesh Katyal on payment of interest @8% per annum.

The counsel for the respondent states that except the MoU dated 10.06.2013, there is no other document in favour of the complainant with regard to the allotment of the units. The complainant lacks locus standi to file the amended complaint, as they do not qualify as an "allottee" under Section 2(d) of the RERA Act, 2016, having not been allotted or transferred any plot, apartment, or building. The respondent argues the complaint is not maintainable due to a dispute resolution clause in the Memorandum of Understanding (MoU), mandating mediation and arbitration before legal proceedings (Clause 11). It is stated that the MoU and related documents were created only as security for a loan advanced by the complainant and Pavel Garg to the former management of the respondent company (Amit and Rajesh Katyal) and were never intended to constitute any allotment. Further states that in 2014, Sanjay Khurana and Kamal Kapoor lawfully acquired the company from the Katal brothers under a Share Subscription cum Shareholder Agreement, which assigned liability for any claims by the complainant and Pavel Garg to the former management, absolving the current management of responsibility. Additionally, a collaboration agreement with Raj Buildwell Pvt. Ltd. (RBPL) was later terminated through a court-approved settlement in 2017 after RBPL defaulted, with RBPL agreeing to repay the respondent's investment.



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CR/2182/2019

New PWD Rest House, Civil Lines, Gurugram, Haryana

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Arguments heard.

The present complaint is dismissed being not maintainable.

Detailed order will follow. Matter stands disposed of.


P.S. Saini
Member


Arun Kumar
Chairman
06.01.2026