



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		2
Day and Date	Tuesday and 27.01.2026	
Complaint No.	CR/2914/2024 Case titled as Sunil Kumar Jain and Anupam Jain VS Vatika Limited	
Complainant	Sunil Kumar Jain and Anupam Jain	
Represented through	Shri Himanshu Gautam Advocate	
Respondent	Vatika Limited	
Respondent Represented	Ms. Anjalika Advocate	
Last date of hearing	16.12.2025	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings Order pronounced. The respondent has offered two alternative unit bearing no. (i) 509B admeasuring 500 sq. ft. super area for a total value of Rs. 38,53,000/- in project "Business Park" and (ii) 611 admeasuring 1000 sq. ft. super area for a total value of Rs.77,06,000/- and entered into two separate fresh buyer's agreement on 11.10.2022 w.r.t. newly offered units. Both the parties have also entered into settlement agreement on 14.10.2022 and the complainants were given two units of 1500 sq. ft. (Super area) in project <i>"Buisness Park"</i> i.e., double area as they earlier applied for 750 sq. ft. in <i>"vatika Tower C"</i> and as per clause 7 of settlement agreement dated 14.10.2022, the complainants themselves agreed the they are not entitled for any amount of assured return and not to claim the same in future- <i>"The first party acknowledges and agreed that after enactment and enforcement of BUDS Act, the payment of assured return/committed return under the regulated financial schemes has become banned and declared as an offence and all such schemes have been banned under the BUDS Act. The first party further acknowledges that in view of the enactment of BUDS Act, the first part shall not be entitled for any amount towards assured return and undertakes not to claim the same from the second party in future."</i>		



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

CR/2914/2024

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

In view of the above settlement dated 14.10.2022 arrived between the parties, the relief sought in the present complaint is regarding previously allotted unit which is not maintainable. Thus, the present complaint is **dismissed** being non-maintainable.

Detailed order will follow. Matter stands disposed of.


R.S. Saini
Member


Arun Kumar
Chairman
27.01.2026