



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		7
Day and Date	Tuesday and 06.01.2026	
Complaint No.	CR/3587/2024 Case titled as Pratibha Singh Sidhu VS Pareena Infrastructure Private Limited & Armed Forces Official Welfare Organization & Meenakshi Trehan & Rahul Trehan	
Complainant	Pratibha Singh Sidhu	
Represented through	Ms. Bindu Das Advocate	
Respondent	Pareena Infrastructure Private Limited & Armed Forces Official Welfare Organization & Meenakshi Trehan & Rahul Trehan	
Respondent Represented	Ms. Falak Saini proxy counsel	
Last date of hearing	24.12.2025	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings		
The present complaint has been filed on 06.08.2024 and reply on behalf of respondent no.1 was received on 30.04.2025 and respondent no. 2 to 4 were proceeded ex-parte vide order dated 09.07.2025. The complainant is seeking directions from the respondent to restore the unit, withdraw cancellation and to handover the physical possession of the unit and conveyance deed. The counsel for the respondent states that complainant has failed to make the payment as per payment plan, The reminders were sent to him on 16.05.2023 and 07.06.2023 failing which pre-cancellation letter was sent on 07.10.2023 but the complainant has failed to make the outstanding dues and finally the unit of the complainant was cancelled on 21.02.2024.		



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The counsel for the respondent states that an amount of Rs. 25,21,497/- and Rs. 14,70,396/- alleged to be paid on 04.01.2024 as mentioned on page 134 to 137 were never received by the respondent. Thus, the total amount which was ever received by the respondent is Rs. 72,13,313 and out of the said amount the respondent has acknowledged Rs. 15,41,914/- as mentioned in the cancellation letter and the rest amount came into knowledge of respondent after filing the present complaint. However, the complainant has stated that Rs. 72,13,313/- for both the units.

As per the payment plan on page 95 of the complaint it is a possession linked plan at the time of booking the complainant had to pay Rs. Booking amount(10% of TSV) , then on time of allotment 10% of TSV , and then on applying of occupation certification 80% of TSV + registration charges + stamp duty + other charges. The OC was applied on 13.05.2023 at page 133 of complaint.

Arguments heard.

Order reserved.

The parties have already filed written submissions.

Matter to come up on 27.01.2026 for pronouncement of order.


P.S. Saini
Member


Arun Kumar
Chairman
06.01.2026