

PROCEEDINGS OF THE DAY		40
Day and Date	Tuesday and 27.01.2026	
Complaint No.	CR/4681/2024 Case titled as Monika VS HCBS Developments Limited	
Complainant	Monika	
Represented through	None	
Respondent	HCBS Developments Limited	
Respondent Represented	Shri Harshit Batra Advocate	
Last date of hearing	18.12.2025	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings The present complaint was filed on 26.09.2024 and reply on behalf of respondent was received on 09.04.2025. The complainant is seeking withdrawal the cancellation letter dated 21.02.2022 , to restore the allotment letter dated 21.02.2022 issued to the complainant, to accept the payment due as on date after restoration of the allotment of the unit. The counsel for the respondent states that the complainant has failed to make timely payments and was served two reminders dated 08.11.2023 and 08.12.2023. However, no payment was made by the complainant which compelled the respondent to cancel the unit. Further, in compliance off the Affordable Housing Policy, 2013 the respondent issued two public notices in "Nav Bharat Times" and "Time of India" on 08.01.2024 and same was communicated to the complainant vide cancellation letter dated 29.01.2024. Thereafter, the respondent post cancellation sent a letter dated 09.08.2024 to the complainant informing complainant to collect the refund of the balance amount. The respondent issued a fresh cheque for the refund of the amount of Rs.6,405/- to the complainant.		



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

CA/4681/2024

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

The cancellation done by the respondent is valid as per affordable Housing Policy. The complainant has only made a payment of Rs. 1,35,083/-. The respondent has given multiple reminders to the complainant after which the public notice was made in the newspaper and then the cancellation letter was also sent to the complainant.

Therefore the cancellation done by the respondent is valid and the respondent is directed refund the paid-up amount of Rs.1,35,083/- after deduction of Rs.25,000/- as per clause 5(iii)(i) of the Affordable Housing Policy 2013 as amended by the State Government on 05.07.2019, along with interest @10.80% per annum as prescribed under rule 15 of the Haryana Real Estate (Regulation and Development) Rules, 2017 from the date of cancellation of allotment i.e., 29.01.2024 till the actual realization of the amount.

Detailed order will follow. Matter stands disposed of.


P.S. Saini
Member


Arun Kumar
Chairman
27.01.2026