

| <b>PROCEEDINGS OF THE DAY</b> |  | <b>83</b> |
|-------------------------------|--|-----------|
| Day and Date                  | Thursday and 11.12.2025  |           |
| Complaint No.                 | MA NO. 578B/2025 in CR/5109/2023<br>Case titled as Kapil Pal and Rita VS Pareena Infrastructures Private Limited |           |
| Complainant                   | Kapil Pal and Rita   |           |
| Represented through           | None   |           |
| Respondent                    | Pareena Infrastructures Private Limited  |           |
| Respondent Represented        | Ms. Falak Saini proxy counsel  |           |
| Last date of hearing          | Application u/s 39 of the Act/31.10.2025   |           |
| Proceeding Recorded by        | Naresh Kumari and HR Mehta   |           |

### Proceedings

The present complaint was disposed on 23.05.2025 with the following directions to the respondent:

- i. *The respondent/ builder is directed to refund the deposited amount of Rs.42,95,869/- after deduction of 10% of the sale consideration along with an interest !11.10% on the refundable amount, from the date of termination/ cancellation i.e., 07.10.2023 till the actual date of refund of the amount within the timelines provided in Rule 16 of the Haryana Rule 2017, ibid.*
- ii. *A period of 90 days is given to the respondent to comply with the directions given in this order and failing which legal consequences would follow.*

Further on 13.08.2025, the respondent has filed an application bearing M.A. No.578/2025 in CR/5109/2023 under Section 39 of the Act, 2016, seeking rectification in the direction in the order dated 23.05.2025 with the specific directions:

- a) Rectify the order dated 23.05.2025 to include a specific direction that the respondent shall first clear the outstanding loan amount with the concerned financial institution from the refundable amount.



**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

- b) Direct that the remaining balance, after clearing the loan, be paid to the complainants.
- c) Pass any such other order or direction that this Hon'ble Authority may deem fit and proper in the interest of justice.

Reply to the application u/s 39 of the Act, 2016 is not yet received.

Case has been called out but no one has appeared on behalf of the complainant. Registry is directed to issue notice to the complainant to put in appearance and to file reply on the next date of hearing.

Matter to come up on 19.02.2026 for further proceedings.

P.S. Saini  
Member  
11.12.2025