

| <b>PROCEEDINGS OF THE DAY</b> |                                                                         | <b>43</b> |
|-------------------------------|-------------------------------------------------------------------------|-----------|
| Day and Date                  | Tuesday and 07.04.2026                                                  |           |
| Complaint No.                 | CR/5975/2024 Case titled as Ayushi VS Desi Construction Private Limited |           |
| Complainant                   | Ayushi                                                                  |           |
| Represented through           | Shri Ravi Kumar Chauhan proxy counsel                                   |           |
| Respondent                    | Desi Construction Private Limited                                       |           |
| Respondent Represented        | Shri Rahul Mangla Advocate                                              |           |
| Last date of hearing          | 17.03.2026                                                              |           |
| Proceeding Recorded by        | Naresh Kumari and HR Mehta                                              |           |

### Proceedings

The present complaint has been filed on 27.12.2024 and the reply on behalf of the respondent has been received on 02.07.2025. Rejoinder has been filed by the complainant on 24.10.2025.

On the last date of hearing i.e 13.01.2026 it as stated that the demands raised by the respondent was not in accordance with the construction stage of his unit. However, the complainant is willing to make all the outstanding dues with delayed interest.

On contrary, the counsel for the respondent stated that the demands were raised as per the payment plan and in view of the development of construction of the project in terms of Affordable Housing Policy.

The respondent was directed to submit the document with regard to how much money the bank had paid and how much money the complainant had made within 15 days in the registry. The complainant was also directed to file an affidavit stating that she is willing to pay the outstanding amount to the respondent within 15 days in the registry.

The complainant has filed the affidavit on 06.02.2026 stating that the complainant is willing to pay the principal outstanding amount, as may be



**HARERA**  
**GURUGRAM**

**HARYANA REAL ESTATE REGULATORY AUTHORITY**  
**GURUGRAM**

हरियाणा भू-संपदा विनियमक-प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

determined by this Hon'ble Authority or in accordance with the law within a period of 15 days.

The counsel for the complainant states that the complainant is seeking directions to the respondent to restore the unit, waive off the charges demanded by the respondent, which are not part of the BBA, delayed possession charges.

The counsel for the respondent states that complainant has paid only Rs.6,39,421/- against the total sale consideration of Rs.24,54,108.4/. The complainant has stopped to making payment as per the payment plan. Various reminders were sent to the complainant to pay the instalments but the complainant has failed to make the outstanding payment. The respondent has cancelled the unit on 05.08.2024 and a notice was also published in the newspaper on the same date i.e. 05.08.2024. On contrary, the counsel for the complainant states that the complainant has paid Rs.9,56,900/- to the respondent and the cancellation of the unit is not in accordance with the Affordable Housing Policy, in which 15 days time is to be given to the complainant to make the payment in the notice published in the newspaper whereas the respondent has cancelled the unit on the same day.

Arguments heard.

The Authority observes that the cancellation is bad in the eyes of law hence the same is set aside. The respondent is directed to restore the unit to the complainant at its original number.

Other reliefs will be a part of the main order.

Detailed order will follow. The complaint stands disposed of.

Arun Kumar  
Chairman  
07.04.2026