



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 1389 OF 2023

Poonam Verma and Anr

....COMPLAINANT

Versus

1. Vivek Gupta through Resolution Applicant
Vardhman Buildtech Private Ltd.
2. Manish Gupta, Chairman, Monitoring Agency

.....RESPONDENT

2. COMPLAINT NO. 1390 OF 2023

Devender Singh Bamel

....COMPLAINANT

Versus

1. Vivek Gupta through Resolution Applicant
Vardhman Buildtech Private Ltd.
2. Manish Gupta, Chairman, Monitoring Agency

.....RESPONDENTS

3. COMPLAINT NO. 1398 OF 2023

Pankaj Jain and Anr

....COMPLAINANTS

Versus

1. Vivek Gupta through Resolution Applicant
Vardhman Buildtech Private Ltd.
2. Manish Gupta, Chairman, Monitoring Agency

.....RESPONDENTS

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4. COMPLAINT NO. 1399 OF 2023

Col HS Bhagat

....COMPLAINANT

Versus

1. Vivek Gupta through Resolution Applicant
Vardhman Buildtech Private Ltd.
2. Manish Gupta, Chairman, Monitoring Agency

.....RESPONDENTS

5. COMPLAINT NO. 1401 OF 2023

Sapna Goyal

....COMPLAINANT

Versus

1. Vivek Gupta through Resolution Applicant
Vardhman Buildtech Private Ltd.
2. Manish Gupta, Chairman, Monitoring Agency

.....RESPONDENTS

6. COMPLAINT NO. 1460 OF 2023

Vishal Sharma & Anju Sharma

....COMPLAINANTS

Versus

1. Vivek Gupta through Resolution Applicant
Vardhman Buildtech Private Ltd.
2. Manish Gupta, Chairman, Monitoring Agency

.....RESPONDENTS

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7. COMPLAINT NO. 1597 OF 2023

Shalinder Kumar Sharma & Ritu Sharma

....COMPLAINANTS

Versus

1. Vivek Gupta through Resolution Applicant
Vardhman Buildtech Private Ltd.
2. Manish Gupta, Chairman, Monitoring Agency

.....RESPONDENTS

8.COMPLAINT NO. 1598 OF 2023

Manjuli Sharma

....COMPLAINANT

Versus

1. Vivek Gupta through Resolution Applicant
Vardhman Buildtech Private Ltd.
2. Manish Gupta, Chairman, Monitoring Agency

.....RESPONDENTS

9. COMPLAINT NO. 1606 OF 2023

Himani Vishen

....COMPLAINANT

Versus

1. Vivek Gupta through Resolution Applicant
Vardhman Buildtech Private Ltd.
2. Manish Gupta, Chairman, Monitoring Agency

.....RESPONDENTS



10. COMPLAINT NO. 1619 OF 2023

Amit Kumar Bhatliya

....COMPLAINANT

Versus

1. Vivek Gupta through Resolution Applicant
Vardhman Buildtech Private Ltd.
2. Manish Gupta, Chairman, Monitoring Agency

.....RESPONDENTS

11. COMPLAINT NO. 1640 OF 2023

Lohri Singh and Prem Pyari

....COMPLAINANTS

Versus

1. Vivek Gupta through Resolution Applicant
Vardhman Buildtech Private Ltd.
2. Manish Gupta, Chairman, Monitoring Agency

.....RESPONDENTS

12. COMPLAINT NO. 2187 OF 2023

Vidya Bhushan Sharma and Anr.

....COMPLAINANTS

VERSUS

1. Vivek Gupta through Resolution Applicant
Vardhman Buildtech Private Ltd.
2. Manish Gupta, Chairman, Monitoring Agency

.....RESPONDENTS



13. COMPLAINT NO. 2191 OF 2023

Rajpal Sharma

....COMPLAINANT

VERSUS

1. Vivek Gupta through Resolution Applicant
Vardhman Buildtech Private Ltd.
2. Manish Gupta, Chairman, Monitoring Agency

.....RESPONDENTS

14. COMPLAINT NO. 2238 OF 2023

Ravinder Singh

....COMPLAINANT

VERSUS

1. Vivek Gupta through Resolution Applicant
Vardhman Buildtech Private Ltd.
2. Manish Gupta, Chairman, Monitoring Agency

.....RESPONDENTS

15. COMPLAINT NO. 2261 OF 2023

Harinder Kumar

....COMPLAINANT

VERSUS

1. Vivek Gupta through Resolution Applicant
Vardhman Buildtech Private Ltd.
2. Manish Gupta, Chairman, Monitoring Agency

.....RESPONDENTS

16. COMPLAINT NO. 2290 OF 2023

Shanaullah Khan and Anr.

....COMPLAINANTS

VERSUS

1. Vivek Gupta through Resolution Applicant
Vardhman Buildtech Private Ltd.
2. Manish Gupta, Chairman, Monitoring Agency

.....RESPONDENTS



17. COMPLAINT NO. 2296 OF 2023

Ashok Kumar Sangwan and Sheela Sangwan

....COMPLAINANTS

VERSUS

1. Vivek Gupta through Resolution Applicant
Vardhman Buildtech Private Ltd.
2. Manish Gupta, Chairman, Monitoring Agency

.....RESPONDENTS

18. COMPLAINT NO. 2302 OF 2023

Kavita Gupta

....COMPLAINANT

VERSUS

1. Vivek Gupta through Resolution Applicant
Vardhman Buildtech Private Ltd.
2. Manish Gupta, Chairman, Monitoring Agency

.....RESPONDENTS

19. COMPLAINT NO. 2306 OF 2023

Rohit Katoch

....COMPLAINANT

VERSUS

1. Vivek Gupta through Resolution Applicant
Vardhman Buildtech Private Ltd.
2. Manish Gupta, Chairman, Monitoring Agency

.....RESPONDENTS

20. COMPLAINT NO. 2386 OF 2023

Abhishek Kumar Singh and Poonam Singh

....COMPLAINANTS

Versus

1. Vivek Gupta through Resolution Applicant
Vardhman Buildtech Private Ltd.
2. Manish Gupta, Chairman, Monitoring Agency

.....RESPONDENTS



21. COMPLAINT NO. 2389 OF 2023

Rajat Dhawan

....COMPLAINANT

Versus

1. Vivek Gupta through Resolution Applicant
Vardhman Buildtech Private Ltd.
2. Manish Gupta, Chairman, Monitoring Agency

.....RESPONDENTS

22. COMPLAINT NO. 2401 OF 2023

Asha Garg

....COMPLAINANT

Versus

1. Vivek Gupta through Resolution Applicant
Vardhman Buildtech Private Ltd.
2. Manish Gupta, Chairman, Monitoring Agency

.....RESPONDENTS

23. COMPLAINT NO. 2414 OF 2023

Rajat Narain Mathur and Anr

....COMPLAINANTS

Versus

1. Vivek Gupta through Resolution Applicant
Vardhman Buildtech Private Ltd.
2. Manish Gupta, Chairman, Monitoring Agency

.....RESPONDENTS

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24. COMPLAINT NO. 2416 OF 2023

Dinesh Kumar Gandotra

....COMPLAINANT

Versus

1. Vivek Gupta through Resolution Applicant
Vardhman Buildtech Private Ltd.
2. Manish Gupta, Chairman, Monitoring Agency

.....RESPONDENTS

25. COMPLAINT NO. 2431 OF 2023

Meera Jha and Kavita Bisht

....COMPLAINANTS

Versus

1. Vivek Gupta through Resolution Applicant
Vardhman Buildtech Private Ltd.
2. Manish Gupta, Chairman, Monitoring Agency

.....RESPONDENTS

26. COMPLAINT NO. 2439 OF 2023

Rakesh Kumar Jain & Navneet Kumar Jain

....COMPLAINANTS

Versus

1. Vivek Gupta through Resolution Applicant
Vardhman Buildtech Private Ltd.
2. Manish Gupta, Chairman, Monitoring Agency

.....RESPONDENTS



27. COMPLAINT NO. 2440 OF 2023

Meera Jha and Himanshu Srivastava

....COMPLAINANTS

Versus

1. Vivek Gupta through Resolution Applicant
Vardhman Buildtech Private Ltd.
2. Manish Gupta, Chairman, Monitoring Agency

.....RESPONDENTS

28. COMPLAINT NO. 2684 OF 2023

Sanjay Prakash Verma & Reeta Verma

....COMPLAINANTS

Versus

1. Vivek Gupta through Resolution Applicant
Vardhman Buildtech Private Ltd.
2. Manish Gupta, Chairman, Monitoring Agency

.....RESPONDENTS

29. COMPLAINT NO. 166 OF 2024

Anil Kumar Aggarwal & Anr

....COMPLAINANTS

Versus

Vivek Gupta through Resolution Applicant
Vardhman Buildtech Private Ltd.

.....RESPONDENT



30. COMPLAINT NO. 168 OF 2024

Meenakshi Yadav

....COMPLAINANT

Versus

Vivek Gupta through Resolution Applicant
Vardhman Buildtech Private Ltd.

.....RESPONDENT

31. COMPLAINT NO. 171 OF 2024

Anurag Bhatnagar & Anr

....COMPLAINANTS

Versus

Vivek Gupta through Resolution Applicant
Vardhman Buildtech Private Ltd.

.....RESPONDENT

32. COMPLAINT NO. 174 OF 2024

Jasmeet Singh Bhatia & Anr

....COMPLAINANTS

Versus

Vivek Gupta through Resolution Applicant
Vardhman Buildtech Private Ltd.

.....RESPONDENT



33. COMPLAINT NO. 175 OF 2024

Sarvesh

....COMPLAINANT

Versus

Vivek Gupta through Resolution Applicant
Vardhman Buildtech Private Ltd.

.....RESPONDENT

34. COMPLAINT NO. 207 OF 2024

Preeti Agarwal

....COMPLAINANT

Versus

Vivek Gupta through Resolution Applicant
Vardhman Buildtech Private Ltd.

.....RESPONDENT

35. COMPLAINT NO. 237 OF 2024

Rajesh Kumar

....COMPLAINANT

Versus

Vivek Gupta through Resolution Applicant
Vardhman Buildtech Private Ltd.

.....RESPONDENT



36. COMPLAINT NO. 238 OF 2024

Nandan Singh

....COMPLAINANT

Versus

Vivek Gupta through Resolution Applicant
Vardhman Buildtech Private Ltd.

.....RESPONDENT

37. COMPLAINT NO. 26 OF 2025

Meesha Bhatia

....COMPLAINANT

Versus

Vivek Gupta through Resolution Applicant
Vardhman Buildtech Private Ltd.

.....RESPONDENT

38. COMPLAINT NO. 32 OF 2025

Saroj Kumari and Suresh Kumar Mahala

....COMPLAINANTS

Versus

Vivek Gupta through Resolution Applicant
Vardhman Buildtech Private Ltd.

.....RESPONDENT

39. COMPLAINT NO. 34 OF 2025

Neena Arora

....COMPLAINANT

Versus

Vivek Gupta through Resolution Applicant
Vardhman Buildtech Private Ltd.

.....RESPONDENT



40. COMPLAINT NO. 45 OF 2025

Rajesh Sehgal

....COMPLAINANT

Versus

Vivek Gupta through Resolution Applicant
Vardhman Buildtech Private Ltd.

.....RESPONDENT

41. COMPLAINT NO. 46 OF 2025

Brij Mohan Sehgal

....COMPLAINANT

Versus

Vivek Gupta through Resolution Applicant
Vardhman Buildtech Private Ltd.

.....RESPONDENT

42. COMPLAINT NO. 48 OF 2025

Jitendra Kumar Tiwari

....COMPLAINANT

Versus

Vivek Gupta through Resolution Applicant
Vardhman Buildtech Private Ltd.

.....RESPONDENT

CORAM: Parneet S Sachdev

Chairman

Nadim Akhtar

Member

Dr. Geeta Rathee Singh

Member

Chander Shekhar

Member

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Date of Hearing: 22.05.2025

Hearing: 7th hearing in S.no. 1-11.
6th hearing in S.no. 12-19.
5th hearing in S.no. 20-28
4th hearing in S.no. 29-36
2nd hearing in S.no. 37-42

Present: Mr. Anish Gupta, counsel for all the complainants except in complaint no. 2684-2023, in present.

Mrs. Charu Dhingra, counsel for complainant in complaint no. 2684-2023, through VC.

Ms. Mahak Swahney, counsel for the respondent no.1, in present.

Mr. E.Krishna Dass, Counsel on behalf of respondent no. 2, in present.

ORDER (PARNEET S SACHDEV- CHAIRMAN)

1. Today, Id. counsel for the complainants in all the captioned complaints appeared and submitted that the grievances of complainants in all complaints are common. Accordingly, Complaint No. 1389 of 2023 is being taken up as lead case, and arguments were heard and recorded. He further submitted that in compliance with the Authority's order dated 20.02.2025 respondent no. 2 was directed to file a status report of the project which was filed by the respondent on 21.05.2025. However, the issue relating to External Development Charges (EDC) and Internal Development Charges (IDC) charges remains unresolved, and the respondents are not pursuing it with due diligence.



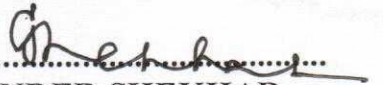
2. On the other hand, Id. counsel for respondent no. 2 submitted that the respondent had opted for the "*Samadhaan se Vikas*" a one-time settlement policy. Under this policy, the outstanding dues were proposed to be settled by execution of a sale deed in favour of DTCP. The respondent availed the policy and agreed to execute the deed. He stated that physical inspection of the site was also conducted after scrutiny of the documents. However, the practical difficulty lies in the fact that execution of the sale deed can only be done after obtaining the Occupation Certificate (OC)/Completion Certificate (CC) from the concerned authority.
3. He further submitted that the Government of Haryana has amended the policy dated 26.12.2019 titled "*Reschedulement of External Development Charges and State Infrastructure Development Charges.*" Under the said policy, colonizers are permitted to make a 15% down payment of the total outstanding EDC and IDC, with the remaining amount payable in five half-yearly instalments along with applicable interest
4. He further submitted that approximately ₹10,00,00,000/- remains outstanding from homebuyers. The group of allottees, under the influence of the complainants, have declined to make payments on the ground that the matter is sub judice before this Authority, thereby adversely affecting the financial inflow necessary for project completion. However, the respondent assured that



no further demands shall be raised under the heads of EDC, IDC, or any other hidden charges. The only outstanding liabilities of the homebuyers shall pertain to government dues such as registration charges, stamp duty, and applicable taxes, as provided under Clause 1.4 of the Builder Buyer Agreement (BBA). He further requested that timely payments from homebuyers would facilitate availing the benefit of the re-schedulement policy and enable the respondent to apply for the requisite Completion Certificate for project handover.

5. The Authority further inquired about the status of services in the project. The respondent stated that all essential services have been installed and will be activated at the time of handover, as maintenance obligations will commence thereafter.
6. Ld. counsel for respondent no. 1 sought waiver of the cost imposed. The Authority having heard the submission rejects the same. A table of cost pending against respondent no.1 was also handed over to ld. counsel during the course of hearing. Thus, respondent no. 1 is directed to pay the cost by 10.06.2025. It is clarified that the burden of cost shall not be shifted upon the homebuyers.
7. In light of the above, the respondents are directed to submit an affidavit in all the captioned complaints by 10.06.2025 confirming that the essential services have been installed in the project; and that no further demand shall be raised on account of EDC/IDC from the homebuyers.

8. Cases are adjourned to 03.07.2025.


CHANDER SHEKHAR
[MEMBER]


DR. GEETA RATHEE SINGH
[MEMBER]


NADIM AKHTAR
[MEMBER]


PARNEET S SACHDEV
[CHAIRMAN]