

**Through Email only.**



**HARYANA RIGHT TO SERVICE COMMISSION**  
**S.C.O. No. 38 & 39 (2<sup>nd</sup> FLOOR), SECTOR 17-A, CHANDIGARH-160017**  
**Website- <https://haryana-rtsc.gov.in/> Telephone: 0172-2711050**

**File No- HRSC-010004/200/2025 / 894**

**Dated: 03.03.2026**

To

The Chief Administrator,  
HSVP, Panchkula.  
E-mail: [hsvp.rts@gmail.com](mailto:hsvp.rts@gmail.com)

The Zonal Administrator,  
HSVP, Faridabad.  
E-mail: [admfbdhuda1@gmail.com](mailto:admfbdhuda1@gmail.com)

The SGRA-cum- Estate Officer,  
HSVP, Faridabad.  
E-mail: [eofbdhsvp@gmail.com](mailto:eofbdhsvp@gmail.com)

The Executive Engineer,  
O/o EO, HSVP, Faridabad.  
E-mail: [eofbdhsvp@gmail.com](mailto:eofbdhsvp@gmail.com)

**Subject:- Revision No- AAS25/1807698- & Revision No.-AAS25/2004960 -HSVP-  
Revisionist- DINESH KATARIA-Service-Issuance of Possession Certificate [RTS - 3  
Days] (HSVP-Faridabad)**

Sir,

I am directed to forward herewith a copy of the Final dated **27<sup>th</sup> February, 2026** passed by Sh. T.C. Gupta, Chief Commissioner, Haryana Right to Service Commission, Chandigarh in respect of above case for information and compliance. Therefore, CA, HSVP is requested to submit the reply to the Commission by **16.03.2026** through email at [rtsc-hry@gov.in](mailto:rtsc-hry@gov.in). Physical copies should not be sent. The reply being sent must also mention the name of the signatory along with the designation. The reply received without mention of the name of signatory will not be accepted.

(Sube Khan)

Under-Secretary cum Registrar,  
Haryana Right to Service Commission  
Email: [rtsc-hry@gov.in](mailto:rtsc-hry@gov.in)

A copy is forwarded to the revisionist for information and necessary compliance. Email:- [dinesh.kataria@yahoo.co.in](mailto:dinesh.kataria@yahoo.co.in)



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**Final Orders**

**[In respect of Revision No- AAS25/1807698 & Revision No- AAS25/2004960-HSVP-Appellant- DINESH KATARIA-Service-Issuance of Possession Certificate [RTS - 3 Days] (HSVP-Faridabad)**

These orders are in continuation of the Interim Orders-I dated 11<sup>th</sup> November, 2025, issued vide the Commission's letter no. 4834 dated 18<sup>th</sup> November 2025, in respect of the hearing held on 10.11.2025 at 11:15 am. The operative part of the said orders is reproduced as under: -

*"4. The Commission has carefully considered all the facts and circumstances of the case. Firstly, there is a lapse on the part of HSVP in auctioning the plot on 22.02.2023 without completion of the requisite development works. Responsibility for this lapse needs to be fixed. Accordingly, the Administrator, Faridabad is directed to examine the record and ascertain whether the report regarding completion of development works was submitted by the XEN to the Estate Officer and if not, to explain why the plot was put to auction. Further, she is also requested to provide the names of the XEN and the Estate Officer who were in position at the time of the auction of these plots.*

*The second issue pertains to the delay in handing over possession and the consequential relief due to the allottee. From the submissions and discussions, it appears that there are reasonable circumstances that have prevented handing over of possession. However, at least two corrective actions are required. First, the date of possession should be deleted from the PPM in respect of all such plots, as it has been noticed that possession dates stand recorded in some cases even where possession has not actually been delivered. Second, interest should be paid as per the terms of the allotment letter, at least up to 31.03.2025. The Administrator assured that these two actions will be taken expeditiously. She further stated that allottees are required to apply for payment of interest. In the Commission's view, considering the special circumstances and the lack of awareness among many allottees regarding the procedure, it would be appropriate for HSVP to suo motu process and release the interest to all such allottees to whom possession has not been handed over. Final orders in the case shall be passed after receipt of a comprehensive reply from the Administrator, HSVP, Faridabad. She is requested to furnish the same by 20.11.2025."*

2. In response, a reply was received from the Estate Officer (EO), HSVP, Faridabad vide memo no. 8487 dated 26.11.2025, wherein it was stated that the date of offer of possession had been removed from the official records and that an amount of Rs. 9,70,401/- had been calculated towards interest, which would be refunded after receipt of requisite funds from the Headquarters. Subsequently, a letter was issued to the Zonal Administrator, Faridabad and EO-I, HSVP, Faridabad vide no. 5132 dated 03.12.2025, directing them to apprise the Commission of the status of the interest refund. In response, two replies were received from the Administrator, HSVP, Faridabad vide memo No. 11326 dated 04.12.2025 and a separate reply was received from EO-I, HSVP, Faridabad vide memo no. 8744 dated 16.12.2025. It was stated therein that the complainant had been requested to furnish his bank details. However, he declined to provide the same. It was further informed that interest at the rate of 5.5% was being paid to the complainant in accordance with the terms and conditions of the allotment letter. An email was thereafter received from the revisionist on 17.12.2025 while conveying disagreement with the calculations made for the delayed possession interest.
3. Thereafter, a revised reply was received from the Administrator, HSVP, Faridabad vide memo No. 229 dated 16.01.2026, stating that the subject plot was proposed to be put to e-auction on 22.02.2023 and the case for verification was received on 04.02.2023. The matter was circulated to all concerned officials through emails dated 04.02.2023 and 06.02.2023. In response, a report was received from the SDE on 16.02.2023, which was subsequently forwarded to the e-Auction Cell. Thereafter, the Letter of Intent (LOI) was issued on 11.07.2023 and the allotment letter was issued on 24.11.2023. The earlier submissions were reiterated. It was also stated that the land in front of the said plot is under litigation in CWP No. 8525 of 2009.
4. Upon examination of the above replies, a letter was issued to EO-I, HSVP, Faridabad vide no. 400 dated 28.01.2026, requesting him to furnish the names of the SDE(s) who had submitted the status report regarding development works for the said plot, along with the names of the Estate Officers who were holding charge during the relevant period. In response, a reply was received from EO-I vide letter no. 555 dated 10.02.2026, stating that Sh. Rajender Singh was posted as SDE (S) from June 2022 to March 2025 and Sh. Amit Kumar, HCS, was holding the charge of Estate Officer from 24.09.2021 to 16.05.2023.
5. The Commission has carefully considered all the facts and circumstances of this case. It is unfortunate that plots in front of which land was under stay since 2009, pursuant to the orders of the Hon'ble High Court, were nevertheless auctioned by HSVP on 22.03.2023. Consequently, the development works can't be carried out till the stay is vacated and the possession can't be offered. The allottees take part in such HSVP auction for the same trust which they bestow upon the Government

that they would do their due diligence before the plots are put to e-auction. In a similar case, wherein HSVP, in its pursuit of earning higher profit by carving out larger plots, cancelled the allotment of two smaller plots that had been put to e-auction in Panchkula. The Hon'ble High Court in its scathing judgement in orders dated 16.10.2025 (CWP-14243-2024), in para 19 had observed the following:-

*"This Court observes that HSVP, being a public authority was constituted to provide affordable housing on a "no profit-no loss" basis and is expected to act fairly, reasonably, and within the legal framework, but in contrary, the conduct of the respondent-HSVP, appears to be profit-driven and detrimental to the middle and lower-income citizens, thus contradicting it's statutory purpose."*

6. Further, it has also been specifically laid down in Condition No. 5 of the allotment letter that if possession is not delivered within 30 days of receipt of the application, HSVP shall be liable to pay interest, which it was not paying to any of the allottees in Faridabad. It is only after the orders of the Commission in similar cases that HSVP has now started paying interest. However, instead of paying it suo motu to provide some relief to such allottees, it pays interest only when they approach the Commission. The Commission, vide its order dated 11.11.2025 in this revision itself had already directed that all similarly situated allottees should be given interest suo moto by HSVP and date of possession be deleted for such plots. It was conveyed that the delayed possession interest has been calculated at Rs. 9,70,401, against which the revisionist has raised certain objections. The Commission would like to reiterate that the notified service in question pertains to the issuance of the possession certificate and it does not intend to enter into the calculation of such amounts. The matter is left to the revisionist to take up with the Estate Officer in the event of any disagreement regarding the said calculation.
7. Though this case merits higher compensation to the Revisionist but this Commission can award compensation only up to Rs. 5,000/- (the maximum permissible under the Act. Accordingly, in exercise of its powers under Section 17(1)(h) of the Act, the Commission awards compensation of Rs. 5,000/- to Sh. Dinesh Kataria, which shall be paid by HSVP within 15 days of this order and CA, HSVP is requested to send compliance of the same by 16.03.2026. HSVP may initially pay the same from its own funds which it may recover from the defaulting officials after conducting a thorough investigation. He may recover the same from the defaulting officials of e-Auction Cell who proceeded with the auction or from the officials of Estate Office, Faridabad who have been named in para 3 above who failed to submit the correct status. Sh. Dinesh Kataria, the revisionist is requested to provide the following details to the office of CA, HSVP (cahsvp01@gmail.com) as well

as to the EO, Faridabad ([eofbdhsvp@gmail.com](mailto:eofbdhsvp@gmail.com)) and the Commission ([rtsc-hry@gov.in](mailto:rtsc-hry@gov.in)) for making the payment of the compensation: -

- (a) Name of the Bank
- (b) Name of the Account holder in the Bank
- (c) Bank Account Number
- (d) Address of the Bank
- (e) IFSC Code

At the same time, the allottee is free to approach the appropriate forum, such as the Consumer Forum, the Hon'ble High Court or any other competent authority, for claiming higher compensation for the harassment, financial loss, mental agony and hardship suffered by him. The Commission can only sympathize with his plight and, in the given circumstances, cannot ensure delivery of possession of the plot for reasons stated above. Therefore, the Commission is filing both these revisions accordingly in the hope that HSVP will pursue the case legally to its logical conclusion.

27<sup>th</sup> February, 2026

