Through e-mail only

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

No. HRSC-020008/147/2025/ 121 **Dated: 08th Jan 2026**

To

The Commissioner,
Municipal Corporation, Faridabad.
E-mail: cmc-faridabad@ulbharyana.gov.in

Ms. Srishti,
Designated Officer-cum-ZTO, Municipal Corporation, Faridabad.
E-mail: cmc-faridabad@ulbharyana.gov.in

Ms. Suman,
Designated Officer-cum-ZTO, Municipal Corporation, Faridabad.
E-mail: cmc-faridabad@ulbharyana.gov.in

Ms. Deepa Pabbi,
Designated Officer-cum-ZTO, Municipal Corporation, Faridabad.
E-mail: cmc-faridabad@ulbharyana.gov.in

Subject:- 53 Revisions pertaining to service-Clearance of objections related to property dues, size, floor details, property authorized/ unauthorized status and Property category on No Dues Certificate Portal [RTS - 10 Days]- District-Faridabad.

Sir/Madam,

I am directed to invite reference to the subject cited above and to send herewith a copy of Interim orders-II dated 06.01.2026 passed by Sh. T. C. Gupta, Chief Commissioner, Haryana Right to Service Commission for information and necessary action, please.

Additionally, you are requested to send your reply to the Commission by 15.01.2026 ONLY through e-mail: rtsc-hry@gov.in. Physical copy must not **be sent. The reply being sent must also mention the name of the signatory along with the designation, without which the replies will not be entertained**

(Sube Khan)
Under Secretary-cum-Registrar,
Haryana Right to Service Commission
E-mail: rtsc-hry@gov.in

CC: A copy of the above is forwarded to the appellants (through AAS portal) for information.

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Interim orders-II

(53 Revisions pertaining to service-Clearance of objections related to property dues, size, floor details, property authorized/ unauthorized status and Property category on No Dues Certificate Portal[RTS - 10 Days]- District- Faridabad.)

Hearing date: 05.01.2026 **Time: 11:30 am**

1. This is in continuation of the Commission's interim orders dated 07.11.2025, issued vide Commission's letter No. 4671 dated 10.11.2025, wherein a hearing had earlier been held on 04.11.2025 at 12:45 pm through VC. Vide the said interim orders, a report was sought from the Commissioner, Municipal Corporation, Faridabad and concerned Designated Officers-cum-Zonal Taxation Officers, Municipal Corporation, Faridabad. In response, the following replies were received:
   i. Ms. Srishti, ZTO, MC Faridabad, vide letter No. MCF/JCF/2025/1839 dated 06.11.2025 and letter No. MCF/JCF/2025/398 dated 13.11.2025.
   ii. Ms. Suman, ZTO (NIT-II), MC Faridabad, vide letter No. MCF/ZTO-NIT-II/2025/3020 dated 13.11.2025.
   iii. Ms. Deepa Pabbi, ZTO (Ballabgarh Zone-II / Link Officer, Chandawali Zone), Municipal Corporation, Faridabad, vide letter No. MCF/2025/3839 dated 14.11.2025.
2. Upon perusal of the replies, the Commission made the following observations in respect of each revision:
   i. **AAS25/1573381 (Ajay Mittal):** Vide interim order dated 07.11.2025, the Commission directed the Commissioner, Municipal Corporation, Faridabad to submit a report by 30.11.2025 regarding the updation of boundaries of approved colonies. No reply has been received in this regard.
   ii. **AAS25/1573383 (Pardeep Kumar):** The reply received from Ms. Deepa Pabbi, ZTO, merely reiterates the facts already recorded in the orders. The Commission had specifically sought the copy of the reply of the DULB, on the basis of which the application was rejected; however, the same has not been furnished.
   iii. **AAS25/1578434 (Bimlesh):** The reply received from Ms. Srishti, ZTO was perused and found to be unsatisfactory. The Commission contacted the Revisionist's son and it was found that although the area has been corrected, the address details have not been rectified and no justification has been provided in this regard.
   iv. **AAS25/1573329 (Rukmani Devi)**: The reply received from Ms. Srishti, ZTO, merely reiterates her earlier reply dated 31.10.2025, without clarifying the applicant's request, the due process followed or the reasons for rejection.
   v. **AAS25/1587602 (Navneet Rana)**: Upon perusal of the reply received from Ms. Suman, ZTO (NIT-II Zone), MC Faridabad, the Commission observed that the Revisionist relies on a receipt showing payment of Rs. 74,909/- dated 25.10.2017, which he claims to be towards development charges. The receipt, however, reflects

arrears of Property Tax and Fire Tax for the years 2018-19 and 2019-20.The Revisionist has also submitted another receipt dated 24.11.2021 showing payment of Property Tax and Fire Tax for the year 2021-22. None of the receipts mention payment towards development charges. Considering that the property measures only 160 sq. yards, it is implausible that the amount pertains solely to Property Tax and Fire Tax, as this would translate to an unreasonably high annual tax liability.

vi. **AAS25/1573347 (Samina Saifi):** The reply received from Ms. Suman, ZTO (NIT-II Zone), MC Faridabad was perused and found to be unsatisfactory. The rejection is based on ambiguity regarding whether the property is authorized or unauthorized, which could have been easily verified by the Department through existing notifications. Further, the insistence on "geo-tag" details appears unwarranted, as the exact location can be verified using the Property ID (PID).

vii. **AAS25/1587580 (Navneet Rana)**: No reply has been received from Ms. Suman, ZTO (NIT-II Zone), MC Faridabad.

Therefore, to proceed further in the above matters, a report was sought from the Commissioner, Municipal Corporation, Faridabad in respect of Revision No. AAS25/1573381 (Ajay Mittal). For the remaining six revisions, a hearing was scheduled to be held before Sh. T. C. Gupta, Chief Commissioner, Haryana Right to Service Commission on 05.01.2026 at 11:30 am vide Commission's letter No. 5456 dated 26.12.2025.

3.(a) The hearing took place as scheduled, which was attended by the following:

i. Ms. Srishti, Zonal Taxation Officer (Zone OLD I & OLD-II), Municipal Corporation, Faridabad

ii. Ms. Suman, Zonal Taxation Officer (Zone NIT-II), Municipal Corporation, Faridabad

iii. Ms. Deepa, Zonal Taxation Officer (Zone BLB & Zone Chandawali), Municipal Corporation, Faridabad

iv. Sh. Navneet Rana one of the revisionist

(b) At the outset, the two cases of Sh. Navneet Rana were taken up for discussions. When the observations of the Commission as mentioned in point no. 2(v) were mentioned to Ms. Suman, she stated that the payment of Rs. 74,909/- on 25.10.2017 was indeed for Property Tax and Fire Tax along with arrears and interest thereon. She clarified that the property in question is an industrial shed on which the annual property tax prior to 2013-14 was exceeding Rs. 4,300/- per annum which was substantially revised downwards from the year 2013-14. As per record, Sh. Navneet Rana has not paid any development charges in respect of these properties which he is required to pay as per rules. Sh. Navneet Rana did not dispute the facts of the case like the property being an industrial shed and the higher rate of property tax earlier but he stated that he has not received any notice for payment of development charges which he is prepared to pay without interest.

After due consideration of the facts of the case, the Commission is of the opinion that the revisionist is bound to pay the development charges along with interest because the notices in this regard were issued to the revisionist as per record. The copy of one of such notices has been seen by the Commission. Otherwise also, as per regulations, a property owner is required to pay the self-assessment tax on his own as per the rules notified by the Government. The Commission does to have any powers to condone the delayed interest in such cases and, therefore, considering the submissions made by the

respondents, the request of Sh. Navneet Rana cannot be accepted by the Commission. As far as other revision listed at serial no. 2(vii) is concerned, it was stated by Ms. Suman that the necessary changes have been made in his property id which was confirmed by Sh. Navneet Rana. Therefore, while the revision no. AAS25/1587602 is hereby dismissed, the other revision no. AAS25/1587580 is hereby disposed of.

(c) **AAS25/1573381 (Ajay Mittal)-** There are two issues involved in this case - first is regarding payment of compensation of Rs. 5,000 to Sh. Ajay Gupta and second updation of the boundaries of all approved colonies. As far as the first issue is concerned, a reply was received from the Commissioner, Municipal Corporation, Faridabad vide letter no. MCF/PS/2025/1344 dated 27.11.2025. The reply stated that to date, no details have been received from the complainant. It was further stated that the Municipal Corporation contacted the complainant telephonically to obtain the necessary information, however, the complainant refused to provide the required details. Therefore, Sh. Ajay Mittal is directed to share the necessary details as mentioned in the interim orders dated 07.11.2025 by 19.01.2026 failing which, the issue of payment of compensation to him shall be closed. Regarding the updation of boundaries of all approved colonies, a report has separately been requested from Commissioner MCF by 08.01.2026 and further orders in that case shall be issued after receipt of that report.

(d) **AAS25/1573383 (Pardeep Kumar)-** Ms. Deepa Pabbi unfortunately did not carefully read the orders of the Commission dated 07.11.2025 and when the same were read out to her, she admitted her mistake and assured to send the reply by today evening. The Commission records its displeasure for Ms. Deepa Pabbi for this kind of careless conduct and gives a last chance to send reply to the Commission.

(e) **AAS25/1578434 (Bimlesh)**-Ms. Srishti stated that the work has been done and the satisfaction from the revisionist's son has been obtained which has been sent to the Commission vide memo no. MCF/JCF/2025/06 dated 02.01.2026. The Commission is now satisfied with the reply and keeping in mind that the revisionist has not attended the hearing, probably because her work has been done, this revision is hereby disposed of.

(f) **AAS25/1573329 (Rukmani Devi)**-Ms. Srishti stated that she had already sent the reply along with the satisfaction of the revisionist. However, when it was pointed out that it is not available on the record of the Commission, she assured to resend the same after examination of which, final orders in this case will be issued.

(g) **AAS25/1573347 (Samina Saifi)-** Ms. Suman was conveyed that it is very easy to ascertain the location of the property specially when it falls in old area like Sainik Colony in this case. After discussions, she was given three days time to send comprehensive reply to the Commission giving valid reason for rejection in this case.

It was made clear to all the ZTOs that no further hearing will be held in these cases and the cases will be decided on merits as per record and on the basis of their latest replies. Therefore, it is in their own interest, to ensure that proper replies are sent after perusal of the orders of the Commission.

-sd-
(T.C. Gupta)
CC, HRTSC

6th January, 2026