



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

**(Through E-mail Only)**

No. 3848

Dated: 15.09.2025

To

The DO-cum-Estate Manager,  
Panchkula, Housing Board.  
Contact: 8168004360  
E-mail: estatebranchpkl@gmail.com

Sh. Dharmender,  
the Revisionist,  
Phone No. 9991654450 (through AAS)  
E-mail: dspbhagana@gmail.com

**Subject:- Revision Details - AAS25/1485545 - Housing Board Name- Sh. DHARMENDER Service- Issue of No Due Certificate [RTS 30 Days] Self Filed by Applicant on AAS Portal (Sara) on 28.07.2025.**

Sir,

I am directed to forward herewith a copy of the orders dated 11.09.2025 passed by Sh. T.C. Gupta, Chief Commissioner, Haryana Right to Service Commission, Chandigarh in respect of above case for information and compliance. **The Estate Manager and the Revisionist are requested to send compliance of these orders, to the Commission by 24.09.2025.** The compliance report must be sent only through email to rtsc-hry@gov.in. **A physical copy of the same must not be sent. The reply must mention the name and designation of the signatory without which it shall not be entertained.**

**BY THE ORDER OF THE HARYANA RIGHT TO SERVICE COMMISSION AT CHANDIGARH.**

Encl: As above

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(Sube Khan)

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







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**Interim Orders**

**(In respect of Revision Details - AAS25/1485545 - Housing Board | Name - Sh. Dharmender | Service- Issue of No Due Certificate [RTS - 30 Days] | Self Filed by Applicant on AAS Portal (Saral) on 28.07.2025.**

**Hearing date: 11.09.2025**

**Time: 12.00 noon**

Case type		Revision on AAS
Department		Housing Board
Name of Service		Issue of No Due Certificate
Date of application		17.02.2025
RTS timeline		30 Days
RTS Due Date		02.04.2025
District		Panchkula
Name of the Appellant		Sh. Dharmender
Designated Officer	Designation	ESTATE MANAGER, Housing Board Estate-HOUSING BOARD ESTATE PANCHKULA
	Action taken with date	Application Rejected on 03.07.2025
	Remarks of DO	"which is rejected by this office due to no payment receipt uploaded online and offline in this office"
First Grievance Redressal Authority	Designation	CHIEF REVENUE OFFICER, State-Haryana
	Date and mode of appeal submitted to FGRA	03.04.2025 (Auto Appeal (Saral))



	Remarks of the Appellant	NA
	Action taken by the FGRA with date	Direction Issued on 03.04.2025
	Remarks of FGRA	"To take necessary action to dispose off the appeal within 2 days"
Second Grievance Redressal Authority	Designation	SECRETARY, State-Haryana
	Date and mode of appeal submitted to SGRA	21.05.2025 (Auto Appeal (Saral))
	Remarks of the Appellant	NA
	Action taken by SGRA with date	Appeal Dismissed on 03.07.2025
	Remarks of SGRA	"APPEAL DISMISSED AS PER ENCLOSED EM, HBH,Panchkula VIDE HIS OFFICE LETTER NO.2224, DATED 01-07-2025, UNDER REFERENCE"
Commission	Date of filing of Revision	28.07.2025
	Mode of Revision	Self Filed by Applicant on AAS Portal
	Remarks of the Appellant	"Sir, please mere flat ki NODC Dene ki kripya Karen Jo slip mere pass Thi payment ki vah main pahle bhi Laga chuka hu"
	Whether Revision has been filed in time?	Yes
	Whether service has been applied under correct category?	Yes

2. Taking cognizance of the matter, the Commission sent notices to the SGRA-cum-Secretary, Housing Board, the FGRA-cum-Chief Revenue Officer, Housing Board and the DO-cum-Estate Manager (EM), Housing Board, Panchkula vide letters no. 3184, 3186 and 3188 dated 05.08.2025 respectively. They were directed to investigate the matter and send the action taken report by



14.08.2025. In response, a reply was received from the SGRA-cum-Secretary, Housing Board, vide letter no. HBH/CRO (PM)/A-4/2025/1161 dated 19.08.2025, wherein it was stated the application was rejected by the EM on grounds that proof of full payment was not submitted and pending dues existed at the time of application. EM vide letter dated 18.08.2025 intimated the applicant that as per ledger, an amount of Rs. 33,27,640 was outstanding against the property. Further, the matter is pending before the Court of Additional Civil Judge (Senior Division), Panchkula in CS/683/2023. Further, it has been noted that as per the Housing Board policy, no transfer is allowed in case of pending litigation or stay order by any court. Since dues are pending, the applicant's request for NDC cannot be completed.

3. To proceed further in the matter, a hearing was scheduled to be held under the chairmanship of Sh. T.C. Gupta, Chief Commissioner, Haryana Right to Service Commission through VC on 11.09.2025 at 12.00 noon. The hearing was held as scheduled, which was attended by the following: -

- i. Sh. Tej Pal, Estate Manager, Housing Board, Panchkula.
- ii. Sh. Dharmender Singh, Revisionist.

The complainant stated that he has visited the office of the Estate Manager, Housing Board, Panchkula, many times and had repeatedly requested the issuance of a No-Dues Certificate but the same has not been issued. When asked about the payments made by him, he was unfortunately not aware of the details. However, he stated that he has deposited all dues. On the other hand, the Estate Manager submitted that, as per the ledger, an amount of Rs. 33,27,640 is outstanding against the property. Moreover, the matter is pending before the Court of Additional Civil Judge (Senior Division), Panchkula and therefore, the property cannot be transferred.

4. The Commission has carefully examined the facts and circumstances of this case. At the outset, it is clarified to the Housing Board that the Commission is not dealing with the issue of transfer of plot. The present matter pertains only



to the issuance of the No Dues Certificate. While the appellant claims to have paid the entire amount, the Estate Manager has stated that a sum of Rs. 33,27,640 is outstanding. Accordingly, it was agreed that the ledger statement shall be sent by email to the complainant, with a copy to the Commission, today itself. Thereafter, Sh. Dharmender shall raise his objections, if any, along with supporting documents and appear before the Estate Manager, Panchkula, with these documents at 10:00 a.m. on 16.09.2025, as mutually agreed to by the parties during the hearing. The Commission shall await the outcome of this meeting before closing the case. The Estate Manager and the revisionist are directed to share their respective versions/report of the matter through email by 24.09.2025.

11<sup>th</sup> September, 2025

