



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

File No- HRSC-010004/174/2025/4241

Dated: 09.10.2025

To

The Chief Administrator,
HSVP, Panchkula.
E-mail: hsvp.rts@gmail.com

The SGRA-cum-Estate Officer,
HSVP, Faridabad.
E-mail: eofbdhsvp@gmail.com

**Subject:- Revision No- AAS25/1873952-HSVP-Appellant- Hitesh Sharma-
Service-Issuance of Possession Certificate [RTS - 3 Days] (HSVP-Faridabad)**

Sir,

I am directed to forward herewith a copy of the Interim order dated **8th October, 2025** passed by Sh. T.C. Gupta, Chief Commissioner, Haryana Right to Service Commission, Chandigarh in respect of above case for information and compliance. Further, the you both are requested to submit the report to the Commission by **27.10.2025** through email at 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
E-mail: rtsc-hry@gov.in

CC:- A copy is forwarded to the Hitesh Sharma (M) 9868497407, for information only (through AAS Portal).



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Interim Orders

(Revision No - AAS25/1873952-HSVP-Appellant- Hitesh Sharma-Service-Issuance of Possession Certificate)

Hearing date: 06.10.2025

Time: 12:45 pm

Case Type		Revision on Auto Appeal System (AAS)
Department		HSVP
Name of Service		Issuance of Possession Certificate
Date of Application		05.08.2025
RTS Timeline		03 days
RTS Due Date		07.08.2025
District		Faridabad
Name of the Appellant		Sh. Hitesh Sharma
Designated Officer (DO)	Designation	JE O/o EO, HSVP, Faridabad
	Action Taken with date	Application Rejected on 08.08.2025
	Remarks of DO	<i>“No development work at site”</i>
First Grievance Redressal Authority (FGRA)	Designation	SDE (Survey) O/o EO, HSVP, Faridabad
	Date and mode of appeal submitted to FGRA	08.08.2025 (Auto Appeal (Saral))
	Remarks of the Appellant	N.A.
	Action taken by the FGRA with date	Appeal Dismissed on 25.08.2025
	Remarks of FGRA	<i>“No development work at site”</i> N.A.
Second Grievance Redressal Authority (SGRA)	Designation	Estate Officer, Estate Office-Faridabad
	Date and mode of appeal submitted to SGRA	25.08.2025 (Self Filed by Applicant on AAS Portal)
	Remarks of the Appellant	<i>“The JE has not provided clear timelines and we are not getting the five and half percent compensation that was promised in the LOI if there are delays.... /”</i> (Copy enclosed)

	Action taken by SGRA with date	Appeal dismissed on 25.08.2025
	Remarks of SGRA	<i>“R/Sir application has been rejected as per J.E. remarks i.e. No development work at site... /” N.A</i>
HRTS Commission	Date of filing of Revision	25.08.2025
	Mode of Revision	Self Filed by Applicant on AAS Portal
	Remarks of the Appellant	<i>“No updates on the timelines of when the possession will be given have been provided. /.” (Copy enclosed)</i>
	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, vide letter no. 3629 dated 01.09.2025 had requested the DO to submit an action taken report in the matter by 12.09.2025.
- Accordingly, a reply was received from the SGRA-cum-Estate Officer, HSVP, Faridabad vide memo no. 7332 dated 08.09.2025, which stated that the that as per record available in the office, Plot no. 268, Sector-80, Faridabad was sold to the complainant, Sh. Hitesh Sharma, through e-auction dated 22.03.2023 for an area measuring 91 sq. mtrs. A letter of intent was issued to the allottee/complainant with the demand of the total cost of the plot. The allottee deposited the total cost and applied for issuance of the allotment letter through faceless application, which was issued vide their office letter dated 08.11.2023. As per process, in cases of e-auction, the offer of possession was automatically generated on issuance of the allotment letter; therefore, when the application of allotment letter was approved, the possession of the site was offered to the allottee. After issuance of the offer of possession, the allottee applied for physical possession through PPM applications dated 22.11.2023 and 05.08.2025, which were rejected by the concerned J.E. due to non-development at the site. In this matter, the site report of the plot in question was submitted by the concerned J.E., stating that there was encroachment and that the local villagers were protesting. For removal of the said encroachment, a program from 11.09.2025 to 30.09.2025 was prepared and sent to the Deputy Commissioner, Faridabad, for appointment of Duty Magistrate and provision of adequate police force for maintenance of law and order. Further, he stated that after receipt of approval from the DC Faridabad, the encroachment removal drive would be initiated and, after removal of encroachment, physical possession of the plot in question would be given to the allottee.
3. (a) Before taking a final decision in this matter, a hearing was scheduled with the appellant to be held before Sh. T. C. Gupta, Chief Commissioner, Haryana Right to Service Commission on 06.10.2025 at 12:45 pm, which was conveyed vide letter no. 4015 on 26.09.2025. The hearing took place as scheduled, which was attended by Sh. Hitesh Sharma.

(b) The complainant was full of grievances against HSVP in this case which is summarized as under: -

(i) He bought the plot in an auction and the allotment letter was issued on 08.11.2023. The letter clearly stated that possession would be offered within 30 days of the demand for possession, failing which interest at the rate of 5.5% would be payable. However, he has not received any interest or compensation on this account.

(ii) HSVP has offered possession of the plot along with the allotment letter but the plot is not clear at the site and possession is not being handed over by the JE. If the plot was not clear, then why was it put up for auction by HSVP? He is paying EMIs on the amount spent for purchasing the property, under the assumption that he would be able to construct within two years and shift there. However, due to non-handing over of possession, he is suffering financially, as the cost of construction is rising day by day.

(iii) He is undergoing mental trauma and harassment as he has been repeatedly following up with HSVP officials regarding the possession of the plot purchased in the auction.

(iv) HSVP has not provided any timeline when possession will be given to him.

4. The Commission has carefully considered all the facts and circumstances of this case. As per the SOP of HSVP, the plot should have been clear at the site before being put up for auction. It does not bring credit to HSVP when it **auctions** a plot which is not clear on the ground, **and also** simultaneously **offers** its possession through the allotment letter without ensuring readiness at the site. The complainant has been continuously following up with HSVP, yet neither has he been provided a timeline for possession nor paid the interest due on the deposited amount. Before putting this plot to auction, the Office of the Chief Administrator (CA), HSVP, must have obtained a list of plots from the Estate Offices that were ready for auction and the Estate Officer, in turn, would have procured a certificate from the concerned XEN confirming that the development works had been completed at the site. Had the process been followed, possession would have been offered to the applicant on demand, thereby giving effect of the allotment-cum-possession letter, under which the possession was purportedly offered. Offering possession of a plot that is not ready amounts to a mockery of the entire system. Therefore, for the failure to deliver possession in this case, the Commission intends to fix responsibility.

In view of the above it is ordered that: -

(a) The CA, HSVP is requested to explain how the plot was put to auction and its possession offered when the development works were not completed at site. What verifications were done by the concerned branch in the head office of HSVP to ensure that only those plots put to auction where developments works had been completed?

(b) The Estate officer, HSVP, Faridabad is directed to: -

(i) Remove the date of offer of possession from the PPM portal in respect of the plot so that the allottee is not compelled to pay extension fees.

(ii) Pay interest at the rate of 5.5%, as per condition of the allotment letter, since the applicant's request for possession had been declined.

(iii) Ascertain the status of development works at the site and provide a realistic estimate for offering possession to the applicant/revisionist, who has been repeatedly seeking the same.

The CA, HSVP and the Estate Officer, HSVP, Faridabad are requested to submit a detailed report in this regard to the Commission by 27.10.2025.

08th October, 2025

