



Through Email only.

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-010004/319/2025/236

To

Dated: 14th Jan, 2026

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

The SGRA-cum-Estate Officer-I,
HSVP, Faridabad
Email:- eofbdhsvp@gmail.com

**Subject:- Revision No-AAS25/2235939-HSVP-Revisionist- BHUPENDER CHAUDHARY-
Service-Issuance of Possession Certificate [RTS - 3 Days] (HSVP-EO-I, Faridabad)**
Sir,

I am directed to forward herewith a copy of the Final order dated **12th January, 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 CA, HSVP is requested to submit the report to the Commission by **30.01.2026** & EO is requested to send a reply by **22.01.2026** 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
Email: rtsc-hry@gov.in

CC:- A copy is forward to the revisionist for information and necessary action. (Through AAS Portal)



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Final Orders

(In respect of Revision No-AAS25/2235939-HSVP-Revisionist - Bhupender Chaudhary-Service-Issuance of Possession Certificate [RTS - 3 Days] (HSVP-EO-I, Faridabad)

Hearing date: 09.01.2026

Time: 10:30 am

Case Type	Revision on Auto Appeal System (AAS)	
Department	HSVP	
Name of Service	Issuance of Possession Certificate	
Date of Application	01.12.2025	
RTS Timeline	03 days	
RTS Due Date	03.12.2025	
District	Faridabad	
Name of the Appellant	Sh. BHUPENDER CHAUDHARY	
Designated Officer (DO)	Designation	Junior Engineer, Estate Office-Faridabad
	Action Taken with date	Application Rejected on 02.12.2025
	Remarks of DO	"No Development Work At Site"
First Grievance Redressal Authority (FGRA)	Designation	Sub Divisional Engineer (Survey), Estate Office-Faridabad
	Date and mode of appeal submitted to FGRA	06.12.2025 (Self Filed by Applicant on Saral Portal)
	Remarks of the Appellant	"please help me deliver possession of plot almost 3 year passed yet not received possession of plot /" (Copy enclosed).
	Action taken by the FGRA with date	Appeal Dismissed on 08.12.2025
	Remarks of FGRA	"No development work at site /" N.A.
Second Grievance Redressal Authority (SGRA)	Designation	Estate Officer, Estate Office-Faridabad
	Date and mode of appeal submitted to SGRA	09.12.2025 (Self Filed by Applicant on AAS Portal)
	Remarks of the Appellant	"please help me deliver possession of plot almost 3 year passed yet not received possession of plot HELP US WHAT SHOULD BE DO OFFICER ARE ENJOYING /" (Copy enclosed)
	Action taken by SGRA with date	Appeal Dismissed on 10.12.2025
	Remarks of SGRA	"R/Sir application has been rejected as per JE remarks i.e. No development work at site. /" N.A.
HRTS Commission	Date of filing of Revision	15.12.2025
	Mode of Revision	Self-Filed by Applicant on Saral Portal
	Remarks of the Appellant	"description of complaint uploaded. /" (Copy enclosed)
	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. 5405 dated 22.12.2025 had requested the SGRA-cum-EO-I, HSVP, Faridabad to submit an action taken report in the matter by 06.01.2026. Additionally, he was directed to appear for hearing before Sh. T. C. Gupta, Chief Commissioner, Haryana Right to Service Commission on 09.01.2026 at 10:30 am.

A reply was received from Sh. Naveen Kumar, HCS, SGRA-cum-EO-I, HSVP, Faridabad, vide Memo No. 118 dated 07.01.2026, stating that Plot No. 90, Sector-80 was sold in an e-auction on 11.03.2023. After receipt of approval from the HQ, the Letter of Intent was issued on 13.07.2023 and the allotment letter was issued on 16.11.2023 after receipt of full and final payment. Possession of the site in question was offered to the allottee along with the allotment letter, as per Conditions No. 4 and 5 of the allotment. The allottee applied for physical possession of the plot five times between 10.01.2024 and 01.12.2025 but the same was rejected by the concerned JE due to non-completion of development works, as there is encroachment by local farmers, which has still not been resolved. However, interest at the rate of 5.5% per annum on account of the delay, amounting to Rs. 8,29,607/- up to 31.10.2025, has been paid to the allottee on 22.12.2025.

A copy of the reply received is enclosed with these orders and shall be treated as part of these orders.

3. (a) The hearing took place as scheduled, which was attended only by Sh. Bhupender Chaudhary, the Revisionist.
- (b) Sh. Naveen Kumar, HCS, SGRA-cum-EO-I, HSVP, Faridabad, did not attend the hearing despite advance notice. Therefore, the Commission contacted him telephonically, when it was informed that a pre-budget meeting under the chairmanship of the Hon'ble Chief Minister of Haryana was being held in Faridabad, which he was required to attend as per the directions of his senior officers. Accordingly, he was not able to attend the VC. It is unfortunate that Sh. Naveen Kumar, despite being aware of the meeting of the Hon'ble Chief Minister for last two days, did not care to inform the Commission to either reschedule the hearing or seek permission to depute someone else in his place. He has attended many hearings of the Commission and is also aware that non-attendance by officers is not taken kindly by this Commission. Therefore, the Commission records its displeasure at this kind of attitude on his part and advises him not to repeat the same in future.
- (c) Sh. Bhupender Chaudhary stated that this is a very small plot which he purchased in an e-auction with the hope that he would move into the house after its construction, for which he had even taken a loan of Rs. 50 lakh from the Bank of Baroda, on which he is paying a high rate of interest. It was only after the issuance of notice by the Commission on 22.12.2025 that simple interest at the rate of 5.5% per annum was paid to him. However, he continues to incur losses because he has to pay a much higher rate of interest of 8.25% per annum to the bank, which is compounded quarterly, whereas HSVP is paying only simple interest at a much lower rate. Moreover, the cost of construction is increasing day by day, thereby further raising the cost of building the house. He sought clarity regarding possession of the plot so that he may construct the house and live peacefully therein with his family.

4. The Commission has carefully considered all the facts and circumstances of this case. It is unfortunate that HSVP conducted an e-auction of the plot without carrying out the development works at the site. The audacity [though the Commission is conscious that this is a strong word to use for a Government organisation but it cannot avoid it in the given circumstances] of HSVP is evident from the fact that, without completing the development works, it even offered possession of the plot along with the allotment letter dated 24.11.2023. How could physical possession be offered when the development works were not complete? In fact, it is an implied condition that before any plot is put to e-auction, the development works at the site should be completed so that the allottees are able to carry out construction. 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 at all 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. This kind of attitude on the part of HSVP, which is a Government organisation and is supposed to act as a model developer, is wholly unacceptable. It is interesting to highlight that the Hon'ble Punjab and Haryana High Court in its 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."

The Commission, vide its order dated 11.11.2025 in Revision Nos. AAS25/1807698 and AAS25/2004960, had already directed that all similarly situated allottees should be given interest *suo moto* by HSVP. Yet, in the present case, interest was paid only after issuance of notice by the Commission on 22.12.2025. 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. Bhupender Chaudhary, which shall be paid by HSVP within 15 days of this order and CA, HSVP is requested to send compliance of the same by 30.01.2026. HSVP may initially pay the same from its own funds which it may recover from the defaulting officials after conducting a thorough investigation. Sh. Bhupender Chaudhary, 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) and the Commission (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.

5. As far as possession is concerned, the Commission cannot ensure the same due to the encroachment and the resultant law and order situation, as explained by the Zonal Administrator, Faridabad and the Estate Officer during a hearing related to a similar plot in the same sector. Hence, this request is filed with the Commission. However, it is hoped that HSVP will resolve the issue and deliver possession to the allottee at the earliest.
6. The Commission is of the opinion that action must be taken against the persons responsible for putting such plots to auction. The main culprit in this case may be the Estate Officer, who failed to send a report on the status of development works to the HSVP Headquarters, resulting in this plot being put to auction or the e-auction cell of HSVP, which approved the auction of the plot without obtaining a report regarding completion of development works or allowed the plot to be auctioned despite knowing that the development works were incomplete, as in the case of Sh. Tanuj Sharma (AAS25/1873953). Accordingly, responsibility for these lapses shall be fixed by the Commission. The Chief Administrator, HSVP is, therefore, requested to share the original noting sheet on the basis of which the said plot was e-auctioned despite the fact that the development works had not been carried out at the site, so that the responsibility can be fixed. The same be shared with the Commission by 22.01.2026 at its email id (rtsc-hry@gov.in). EO, Faridabad is also requested to share the following information with the Commission by 22.01.2026: -

- (i) Name of the EO who put the plot to auction.
- (ii) Name of the EO who issued letter of intent.
- (iii) Name of the EO who issued final letter of allotment.
- (iv) When the status of development works was sought by the HSVP HQs in respect of this plot before putting it to e-auction? Enclose copy of letter.
- (v) Whether the report was sent? If yes, send copy thereof and if not, why?
- (vi) Name of the SDE (Survey) at that time and his tenure. Where he is posted now?

12th January, 2026

