



IN THE HIGH COURT OF PUNJAB AND HARYANA AT
CHANDIGARH

CWP No.6961 of 2019
Date of decision: 17.09.2024

Urban Improvement Company (P) Ltd.Petitioner

V/s

State of Haryana and othersRespondents

**CORAM: HON'BLE MR. JUSTICE ARUN PALLI
HON'BLE MR. JUSTICE VIKRAM AGGARWAL**

Present: Mr. Vaneet Soni, Advocate, for the petitioner.
Mr. Deepak Bhardwaj, DAG, Haryana
Mr. Ankur Mittal, Advocate with
Ms. Kushaldeep Kaur and
Mr. Siddhanth Arora, Advocate, for respondent No.3.
Mr. Aman Chawariya, Advocate with
Mr. Harmanjot Singh Gill, Advocate
Mr. Amit Jaiswal, Advocate, for respondent No.4.

VIKRAM AGGARWAL, J.

1. The petitioner has prayed for the following substantive relief:-

“Civil Writ Petition under Articles 226/227 of the Constitution of India for issuance of a writ, order or direction especially for issuance of a writ in the nature of certiorari for quashing of impugned order dated 27.02.2018 (Annexure P-23) passed by the present respondent no. 2 rejecting the request of petitioner-company to grant completion certificate for internal development works of residential colony developed by petitioner- company being illegal, arbitrary and unconstitutional;

AND

Further issue a writ in the nature of mandamus directing the respondent nos. 1 and 2 to reconsider the case of petitioner-company for grant of completion certificate of internal development works of residential colony developed by the petitioner-company in view of order



dated 01.12.2016 (Annexure P-13) passed by respondent no. 2 of handing over of all such roads, open spaces, public parks and public health services in the said colony to Municipal Corporation Faridabad i.e. present respondent no. 3 on 'as is where is basis';"

2. Learned counsel for the petitioner submits that the order dated 27.02.2018 (Annexure P-23), vide which the request made by the petitioner for grant of completion certificate for internal development works of residential plotted colony, measuring approximately 438 acres in Sector-41, 42 & 43, Faridabad being developed by the petitioner has been rejected on the ground that the petitioner had failed to complete the internal services of the colony. Learned counsel submits that most of the internal services have in fact been completed. Reference has been made to the communication dated 23.05.2016 (Annexure P-12), wherein the details of the internal development works which, as per the respondents, had not been completed, have been given. Learned counsel submits that all remaining internal development works which have not yet been completed, shall be completed within a period of six weeks from today, after which the respondents shall be apprised about the same. He submits that once the internal services are completed to the satisfaction of the respondents, the petitioner would become entitled to the issuance of completion certificate for the internal development works as had been prayed for.

3. To this, learned counsel for the respondents submit that the moment the petitioner reports about the internal services having been completed in terms of the office memo dated 23.05.2016, an inspection shall be carried out by the respondents and if everything is found to be in order, the requisite completion certificate shall be issued within a period of four weeks thereafter i.e. within a period of four weeks from the date of communication of completion of the internal services by the petitioner.

4. Learned counsel for the petitioner is agreeable to the same and submits that the petition be disposed of in terms of the statements made by learned counsel for the respondents.

5. The writ petition is accordingly disposed of in terms of the statements by learned counsel for the parties in Court, binding them to the said statements. In case of any violation of the statements made in Court

today, parties would be at liberty to avail such remedies as shall be

admissible in law, including moving an application for revival of the instant writ petition.

(ARUN PALLI)	(VIKRAM AGGARWAL)
JUDGE	JUDGE

September 17, 2024
vcgarg

Whether speaking/reasoned:	Yes/No
Whether reportable:	Yes/No