



**IN THE HIGH COURT OF PUNJAB AND HARYANA
AT CHANDIGARH**

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**CR-885-2020 (O&M)
Date of decision : 11.12.2025**

M/s. Welco Agencies Pvt. Ltd.

..... Petitioner

versus

M/s. MGF Developments Ltd. and others

..... Respondents

CORAM : HON'BLE MR. JUSTICE PANKAJ JAIN

Present: Mr. Vivek Lamba, Advocate
for the petitioner.

Mr. Amit Parashar, Advocate
for respondents No.1 to 5.

Mr. Paramjeet Singh, DAG, Haryana.

PANKAJ JAIN, J. (Oral)

1. The allottee as well as the developer are in dispute with respect to maintenance charges demanded by the developer.

2. Plaintiff-allottee purchased commercial space in the project by the name of MGF Metropolis Gurugram. Demand was raised by the developer with respect to maintenance charges. Plaintiff has disputed and challenged the demand claiming that the same is payable only from the day he enters into possession. The challenge in the suit is also with respect to the rates of maintenance applicable.

3. Having heard counsel for the parties and with their consent, the present revision petition is disposed off in the following terms:-

(i) The developer shall hand over possession of the unit allotted to the plaintiff on or before 01.01.2026.



- (ii) The plaintiff shall pay maintenance charges at the prevalent rates with effect from 01.01.2026 onwards to the defendant regularly.
- (iii) The claim of the parties with respect to arrears of maintenance prior to 01.01.2026 shall abide by the final decision in the suit.
- (iv) The rates shall also be subject to the final decision of the suit. Though, during the pendency of the suit, the plaintiff shall pay the charges as per the prevalent rates. The amount deposited with the registry pursuant to the order dated 21.04.2023 is ordered to be released in favour of the petitioner.

4. Ordered accordingly.

(PANKAJ JAIN)
JUDGE

11.12.2025

Dinesh

Whether speaking/reasoned :	Yes
Whether Reportable :	No