



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 862 OF 2024

Sandeep Jain

....COMPLAINANT

VERSUS

M/s Rama Krishna Buildwell Pvt. Ltd.

....RESPONDENT

CORAM:

**Parneet S Sachdev
Nadim Akhtar
Chander Shekhar**

**Chairman
Member
Member**

Date of Hearing: 06.03.2025

Hearing: 3rd

Present: - None for the complainant.

Mr. Abhay, Proxy counsel on behalf of Mr. Ranjeet Mishra,
Counsel for the respondent, through VC.

ORDER (PARNEET S SACHDEV- CHAIRMAN)

1. None appeared on behalf of the complainant.
2. On the last date of hearing, the respondent was directed to file reply.

However, no reply has been filed by the respondent till date.

3. Upon perusal of the complaint file, it is revealed that the present complaint is filed by Mr. Sandeep Jain. However, the documents attached in the complaint file indicate that the plot in question was transferred from the respondent promoter to the original allottee, Mrs. Anita Narang vide BBA dated 30.11.2012. Subsequently, the plot was endorsed from the original allottee to Mrs. Sarita Jain on 30.09.2016, the wife of the complainant. However, this instant complaint has been filed by Mr. Sandeep Jain on behalf of his wife. The proforma-B, generated by the complainant, has also been generated on the name of Mr. Sandeep Jain instead of Ms. Sarita Jain, allottee.
4. The complaint was previously returned to rectify certain deficiencies, but an authority letter was received from Mrs. Sarita Jain on 22.07.2024. The relevant portion of the authority letter is reproduced below.

AUTHORITY LETTER


I, Sarita Jain W/o Sh. Sandeep Jain R/o C-73, Divine City, Sector-13, at G.T. Road Ganaur Tehsil Ganaur Distt Sonapat is authorize my husband's Sandeep Jain to file a complaint and attend all the hearings with HRERA authority and provide the relevant document's on my behalf.

I am the owner of above property and my husband is residing with me and I authorize him for all the legal work in the authority.

Specimen Signature of my husband is given below:-

All the above statement of mine is true and correct in my knowledge.


Signature
(Sarita Jain)

5. In light of these deficiencies, it is clear that the complaint is not properly constituted, and no relief can be granted under these circumstances. Additionally, the complainant has not been actively pursuing the case, having failed to appear before the authority both today and in the previous hearing.
6. Therefore, case is **dismissed** with a liberty to the complainant to file fresh complaint with necessary documents.



CHANDER SHEKHAR
[MEMBER]



NADIM AKHTAR
[MEMBER]



PARNEET S SACHDEV
[CHAIRMAN]