



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 817 OF 2021

Lata Sharma

....COMPLAINANT

VERSUS

Parsvnath Developers Ltd.

....RESPONDENT

**CORAM: Parneet Singh Sachdev
Nadim Akhtar
Chander Shekhar**

**Chairman
Member
Member**

Date of Hearing: 01.05.2025

Hearing: 12th

Present: - Ms. Rema Luthra, counsel for the complainant through VC.
Ms. Neetu Singh, counsel for the respondent through VC.

ORDER (PARNEET S SACHDEV – CHAIRMAN)

1. The present complaint pertains to the same real estate project, relating to the respondent promoter in 'present and future scheme'. The grievances and reliefs claimed by the listed complainant are also similar. The reliefs claimed in the present matters are substantially based on the relief granted

in Complaint No. 723 of 2019 titled '***Nishant Bansal vs. M/s Parsvnath Developers Ltd.***' and further challenged in RERA Appeal No. 13 of 2023 titled '***Parsvnath Developers Ltd. vs. Nishant Bansal & Ors.***'; which is presently pending adjudication before the Hon'ble Punjab and Haryana High Court.

2. The present case has been adjourned on multiple occasions solely on the ground that the legal grounds involved in this cases are directly and substantially in issue in the above-mentioned matter before the Hon'ble High Court. Such an important point of law being *sub judice* before the Hon'ble High Court, it is evident that the outcome of the said matter would have a strong bearing on the adjudication of these complaints in RERA.
3. At this time, it is also neither feasible nor legally prudent to keep this matter pending for a long time, until the Hon'ble High Court delivers its judgment. The continued pendency without active adjudication would not serve the ends of justice for either party and may cause undue costs and hardship to them. In the case of National Institute of M.H. & N.S. v. C. Parameshwara, AIR 2005 SC 242, the Hon'ble Apex court has provided a similar view.
4. In view of the above, and considering the fair submissions of both the counsels, who have agreed that the present matter may be dismissed in view of the pending adjudication before the Hon'ble High Court, this



Authority deems it fit and proper to dispose of the present complaint without entering into the merits of the case. The complainant will have the liberty to file fresh complaint before the Authority if any cause of action still arises after the final outcome of the pending proceedings before the Hon'ble High Court in the matter of Nishant Bansal.

5. Accordingly the present complaint stands **dismissed**. File be consigned to the record room.


CHANDER SHEKHAR
[MEMBER]


NADIM AKHTAR
[MEMBER]


PARNEET SINGH SACHDEV
[CHAIRMAN]