



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 1223 OF 2023

Manju Arora

....COMPLAINANT

VERSUS

Parsvnath Developers Pvt Ltd.

....RESPONDENT

2. COMPLAINT NO. 389 OF 2023

Shakuntla Devi

....COMPLAINANT

VERSUS

Parsvnath Developers Pvt Ltd.

....RESPONDENT

3. COMPLAINT NO. 392 OF 2023

Madhu Gupta

....COMPLAINANT

VERSUS

Parsvnath Developers Pvt Ltd.

....RESPONDENT

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4. COMPLAINT NO. 410 OF 2023

Ashwani Aggarwal & Pawan Aggarwal

....COMPLAINANT

VERSUS

Parsvnath Developers Pvt Ltd.

....RESPONDENT

5. COMPLAINT NO. 445 OF 2023

Ajay Aggarwal

....COMPLAINANT

VERSUS

Parsvnath Developers Pvt Ltd.

....RESPONDENT

6. COMPLAINT NO. 653 OF 2021

Sudarshan Kumar Batra

....COMPLAINANT

VERSUS

Parsvnath Developers Pvt Ltd.

....RESPONDENT

CORAM: Parneet Singh Sachdev

Nadim Akhtar

Chander Shekhar

Chairman

Member

Member



Date of Hearing: 01.05.2025

Hearing: 7th in all cases except 653/2021-15th

Present: - Mr. Mumukshu, proxy for Adv. Jaswant Saini, counsel for the complainant in complaint no. 653/2021, in person.

Mr. Ketan Antil, for the complainants in complaint no. 389, 390, 392, 410, 445 of 2023 through VC.

Ms. Nectu Singh, counsel for the respondent through VC.

ORDER (PARNEET S SACHDEV – CHAIRMAN)

1. The present bunch of complaints 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 complainants 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 cases have been adjourned on multiple occasions solely on the ground that the legal grounds involved in these 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 not feasible nor legally prudent to keep these matters 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 matters 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 batch of complaints without entering into the merits of the cases. The complainants will have the liberty to file fresh complaint(s) 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 complaints stand **dismissed**. Files be consigned to the record room.


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CHANDER SHEKHAR
[MEMBER]


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NADIM AKHTAR
[MEMBER]


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PARNEET SINGH SACHDEV
[CHAIRMAN]

