



## HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: [www.haryanarera.gov.in](http://www.haryanarera.gov.in)

### COMPLAINT NO. 1613 OF 2024

Mrs. Shewta Sharma

.....COMPLAINANT

Versus

Raheja Developers Ltd.

..... RESPONDENT

**CORAM: Nadim Akhtar**  
**Chander Shekhar**

**Member**  
**Member**

**Date of Hearing: 05.05.2025**

**Hearing: 2<sup>nd</sup>**

**Present:** Mr. Saurabh Gautam, counsel for the complainant through VC.

Ms. Arpita, counsel for the respondent through VC.

#### **ORDER (NADIM AKHTAR-MEMBER)**

1. As per order dated 18.11.2024, respondent was directed to file reply. However, no reply has been filed by the respondent till date.
2. Ld. counsel for respondent requested for some more time to file reply.
3. Perusal of complaint file reveals that Mrs. Shewta Sharma (complainant) booked unit in the project namely; "Krishna Housing Scheme" being

developed by the respondent namely; Raheja Developers Limited" located at Sector-14 Sohna, Haryana vide application form dated 24.12.2014. Thereafter, on 10.10.2015, complainant got Mrs. Sushma Sharma (mother of the complainant ) as co applicant in the flat. Pursuant to that allotment letter and builder buyer agreement both dated 19.10.2015 was executed in favor of complainant and her mother for unit no. 12007, 12<sup>th</sup> floor, tower E5 in the project of respondent.

4. On 11.05.2021, mother of the complainant died leaving behind legal heirs namely; Mrs. Shewta Sharma (complainant), Sh. Kailash Chander Sharma (Husband) and Sh. Shwetank Sharma (Son). However, complainant has not attached the legal heirs certificate in her complainant instead she has filed survival member certificate.
5. Authority raised the query of the legal heirs certificate to the complainant. To this, Ld counsel for complainant requested for some time to file the legal heirs certificate and stated that the husband and son have raised no claims in the flat. Rather they have duly given their no objection to the respondent for transfer of the share of Smt. Sushma Sharma in the name of complainant.
6. Authority deems it appropriate that for the adjudication of the present complaint, legal heirs certificate is required, issued by the competent Authority. Unless the legal heirs of the allottee are determined by the competent Authority, this Authority cannot proceed in the matter. Thus, in the absence of



the relevant documents, Authority **disposed off** the present complaint with liberty to file fresh complaint.

7. File be consigned to the record room after uploading of the order on the website of the Authority.

  
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**CHANDER SHEKHAR**  
[MEMBER]

  
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**NADIM AKHTAR**  
[MEMBER]

