



## HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

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

Complaint no.:	365 of 2025
Date of filing:	08.04.2025
First date of hearing:	04.08.2025
Date of decision:	04.08.2025

Vikas Kumar  
S/o Sh. Omkar  
House Number 36, Sanjay Colony,  
Near Gurjar Chowk,  
Mewla Maharajpur, Amarnagar,  
Faridabad, Haryana-121003

....COMPLAINANT

Versus

YK Aggarwal Properties  
B-103, Green Fields Colony ,  
Faridabad, Haryana-121003

.....RESPONDENT

**CORAM: Nadim Akhtar**

**Member**

**Chander Shekhar**

**Member**

**Present: -** Adv. Keshav Singh, Counsel for the complainant.

None for respondent.

**ORDER (NADIM AKHTAR-MEMBER)**

1. As per office record notice dated 20.05.2025 has been returned back with a report "receiver shifted from the address". Accordingly, the respondent has not yet been served.
2. Learned counsel for the complainant appeared and requested an opportunity to furnish an alternative address of the respondent to enable service of notice.
3. Before considering the request for fresh service, the Authority has examined the complaint on merits, particularly with reference to the **relief clause**. The complainant has prayed for the following reliefs:
  - i. *To direct the respondent to register the said project bearing numbers B-819 and B-807, Green Fields Colony, Faridabad, Haryana-121010.*
  - ii. *To direct the respondent to register under Section 9 of the RERA Act to facilitate sale/purchase of the said projects.*
  - iii. *To direct the respondent to file documents relating to layout plan, prospectus, and information regarding units sold, etc.*
  - iv. *To pass an interim order restraining the respondent from advertising or selling units in the said project till final disposal of the complaint under Section 36 of the Act.*




- v. *To impose a penalty under Section 59 of the Act amounting to 10% of the project cost.*
- vi. *To direct the respondent to reimburse ₹1,00,000/- towards legal expenses allegedly incurred by the complainant.*
- vii. *Any other relief deemed just and proper in the facts and circumstances of the case.*

4. On careful consideration of the above, the Authority finds that the reliefs claimed by the complainant are regulatory, administrative, or penal in nature and do not fall within the adjudicatory jurisdiction of this Authority under the Real Estate (Regulation and Development) Act, 2016.
5. The complaint has neither sought any relief under Section 12, 14, 18 or 19 of the Act, nor does it involve any prayer for compensation, refund, possession, interest, or enforcement of any right of an allottee under the Builder Buyer Agreement. The complaint is not founded on any individual grievance of an allottee regarding a registered project but is rather in the nature of a public interest or regulatory complaint seeking directions against an alleged unregistered project.
6. It is well settled that complaints seeking registration of a project, imposition of penalties, or regulatory directions under Sections 3, 9, 36, 59, etc. of the Act fall within the administrative or quasi-judicial functions of the Authority acting suo motu or upon inquiry and not within the scope



of an individual complaint filed under Section 31 for redressal of allottee grievances.

7. Accordingly, the Authority is of the considered view that no relief as prayed for by the complainant can be granted under any provision of the Real Estate (Regulation and Development) Act, 2016, in the present complaint proceedings.
  8. Accordingly, the present complaint is **dismissed**, with liberty to the complainant to file a fresh complaint, with appropriate amendment of the relief clause in conformity with the nature of reliefs that can be granted by the Authority under the Act.
  9. In view of the aforesaid observation, the present case is hereby **dismissed** and accordingly stands disposed of.
- File be consigned to the record room after uploading of the order on the website of the Authority.

  
CHANDER SHEKHAR  
[MEMBER]

  
NADIM AKHTAR  
[MEMBER]