



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

Complaint no.:	1124 of 2021
Date of filing:	22.10.2021
First date of hearing:	06.01.2022
Date of decision:	04.08.2025

Hemwant Silswal
H.No. D150, DDA Flats,
Pocket 3, Bindapur, Uttam Nagar,
Delhi-110059

....COMPLAINANT

Versus

RPS Infrastructure Ltd.
1117-1120, Tower-B, DLF Towers,
Jasola District Center,
New Delhi-110025

.....RESPONDENT

CORAM: Nadim Akhtar

Member

Chander Shekhar

Member

Present: - Adv. Gopal Singh, Counsel for the complainant through VC.

Adv. Garvit Gupta, Counsel for respondent though VC


ORDER (NADIM AKHTAR-MEMBER)

1. As per the last order dated 07.04.2025, the Authority had specifically directed the learned counsel for the complainant to place on record the *legal heir certificate* in the registry at least three weeks prior to the next date of hearing, in order to establish the locus standi to pursue the present complaint as legal heir(s) of the deceased allottee.
2. Today, learned counsel for the complainant submitted that an application has been filed in the registry on 29.07.2025, purportedly annexing the legal heir certificate as per directions of the Authority. Same has been supplied to the opposite party.
3. However, perusal of the case record and the said application revealed that the counsel has annexed only the *death certificate* of the original allottee and has failed to place on record any *legal heir certificate, succession certificate, or order of a competent court* declaring the lawful legal heir(s) of the complainant.
4. The Authority is of the considered view that mere production of a death certificate or an affidavit is insufficient to establish legal entitlement to represent the deceased allottee in the absence of documentary evidence issued by a competent authority.



5. In view of the complainant's failure to comply with the clear directions of the Authority and non-submission of the required legal documentation despite sufficient opportunity, the present complaint is held to be *not maintainable* at this stage.
6. Accordingly, the present complaint is **dismissed**, with liberty to file a fresh complaint upon obtaining and furnishing the requisite legal heir certificate or other competent legal documentation establishing complainant's status as legal heir(s) of the deceased allottee.
7. 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.


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CHANDER SHEKHAR
[MEMBER]


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NADIM AKHTAR
[MEMBER]