



# HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

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

## 1. COMPLAINT NO. 2288 OF 2023

Neha Marwah

....COMPLAINANT

VERSUS

Konark Rajhans Estate Pvt Ltd.

....RESPONDENT

## 2. COMPLAINT NO. 2338 OF 2023

Atulya Jerath

....COMPLAINANT

VERSUS

Konark Rajhans Estate Pvt Ltd.

....RESPONDENT

## 3. COMPLAINT NO. 2340 OF 2023

Rakesh Sharma

....COMPLAINANT

VERSUS

Konark Rajhans Estate Pvt Ltd.

....RESPONDENT

**Date of Hearing:** 16.09.2025

**Hearing:** 6th

**Present: -** Mr. Vabhav Grover, Proxy counsel for Learned Counsel for the complainant( in all complaints).  
Mr. Viren Sibal, Learned Counsel for the Respondent through VC ( in all complaints).

*[Signature]*

**ORDER(DR. GEETA RATHEE SINGH- MEMBER)**

1. Captioned complaints were listed for hearing on 02.09.2025. However, due to the re-constitution of benches, complaints are being taken up today for hearing
2. Perusal of file reveals that vide order dated 04.02.2025, Authority had issued direction to complainants in respective complaints to remove deficiencies in file. Relevant part of said order is reproduced below for reference:

*“2. On the last date of hearing dated 03.09.2024, Authority had ordered the case for further arguments and consideration for today. However on perusal of all the captioned complaints it is observed that there are certain deficiencies in file, which are the following:*

*a. In complaint no. 2288 of 2023, complainant has prayed for delay interest along-with the prayer that respondent be directed to pay Pre- EMI interest charged by bank of Financial Institution from whom complainant has taken loan. However complainant has failed to place on record any document or statement of account that proves how much amount has already been paid against Pre-EMI interest by complainant and what is the amount that they seek from respondent to be re-paid. Further, complainant is seeking both the reliefs of re-payment and delay interest as well, thus, it is not clear that out of the two reliefs of similar nature, which reliefs he seeks specifically. Authority directs the complainant to specify the relief that he seeks,*



*along-with proper statement of account specifying all the payments that he has made to respondent till date and specifically state the amount that he seeks to be re-paid from respondent on account of Pre-EMI interest.*

*b. In complaint no. 2338 of 2023, it is observed that all the receipts have not been annexed to prove the date of payments made by complainant towards their unit. Only reminder letter dated 13.04.2021 has been annexed with the file that which reflects total amount paid, however no proof is annexed for determining as and when all payments were made. Further it is essential that date first installment is known for determining the deemed date of possession and also as to when the other payments were made, i.e. what amount was paid before deemed date of possession and what are paid thereafter for the purpose of calculation of delay interest. Therefore, Authority directs complainant to annex proper receipts along-with statement of account or an affidavit in this regard if receipts or any other proof is not available with them.*

*c. In complaint no.2340 of 2023, it is again observed that all the receipts have not been annexed to prove the date of payments made by complainant towards their unit. Only reminder letter dated 12.07.2021 has been annexed with the file that which reflects total amount paid but no proof is annexed for determining as and when all payments were made. Therefore, Authority directs complainant to annex proper receipts along-with statement of account or an*





*affidavit in this regard if receipts or any other proof is not available with them ”*

3. No compliance has been made by the complainants, in respective complaints of the orders of the Authority till date.
4. Today, Adv Vabhav Grover, proxy counsel appearing on behalf of the complainants, in respective complaints, sought further time to comply with the orders of the Authority.
5. In this regard it is observed that the complainant(s) have already been granted opportunity to file relevant information during the course of hearing dated 04.02.2025 and 27.05.2025. On last date of hearing, i.e 27.05.2025, complainants were explicitly granted last opportunity to remove the deficiency as observed vide order dated 04.02.2025 within 15 days. However, complainant(s), in respective complaints, failed to comply with the orders of the Authority despite availing multiple opportunities. Even today, counsel for the complainant(s) is seeking further adjournment to provide the same. This is an Authority of summary proceedings, ample opportunity has already been granted to the complainant(s) for adjudication of complaint. Now, the Authority cannot proceed with the captioned complaints for lack of necessary information.



Complaint No.(s) 2288, 2338  
and 2340 of 2023

6. Therefore, the captioned complaints are being **disposed of** without getting into merits with a liberty to the complainant(s), in respective complaints, to file fresh complaint(s) with better particulars.



.....  
**DR. GEETA RATHEE SINGH**  
**[MEMBER]**

