



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 969 OF 2023

Ritu Goyal

....COMPLAINANT

VERSUS

Aarcity Builders Pvt. Ltd.

....RESPONDENT

2. COMPLAINT NO. 970 OF 2023

Anupa Goyal

..... COMPLAINANT

Versus

Aarcity Builders Pvt. Ltd

.....RESPONDENT

CORAM:

Parneet S Sachdev

Chairman

Dr. Geeta Rathee Singh

Member

Chander Shekhar

Member

Date of Hearing: 13.11.2025

Hearing: 9th in both cases

Present: - Adv. Rose Gupta, Counsel for complainant through Video call (in both complaints)
Adv. Neeraj Goel, Counsel for the respondent (in both complaints)

ORDER (PARNEET SINGH SACHDEV - CHAIRMAN)

1. Captioned complaints were listed for hearing on 04.09.2025. However due to constitution of Benches, matters have been taken up today for hearing.
2. Adv. Neeraj Goel, Counsel for respondent stated that as per last order dated 08.05.2025, complainant was given last opportunity to file clarification in respect of relief sought within next 3 weeks with advance copy supplied to respondent. However, complainant has not clarified the same till date.
3. During hearing, Authority asked the counsel for complainant to clarify the stand as to what relief complainant is seeking under RERA Act, 2016. To this, counsel for complainant has failed to give satisfactory reply to the query put forth by the Authority.



4. On perusal of file, it has come to the knowledge of Authority that complainant had filed an application under Section 151 of C.P.C for placing on record the additional documents, wherein complainant has stated that she seeks relief of refund of the paid amount along with interest. Further, a certificate of interest has been annexed at page no. 20 and 21 of the said application.
5. As per office record, it is the 9th hearing in the matter, complainant was given opportunity to clarify the relief sought within 3 weeks with advance copy supplied to respondent. However, complainant has filed the application on 11.11.2025 which is much beyond the time that was allowed to the complainant for filing of application. Although for substantial justice, said application is considered.
6. Before dealing with above stated application, it is important to refer to last order dated 08.05.2025. Relevant portion of the order is reproduced below for ready references:-

“ 2. Today, Ld. Counsel for complainants referring to ledger accounts attached in written statement stated that paid amount has been admitted by the respondent in captioned complaints. In respect of issue of relief sought, he again sought time to file clarification sought vide order dated 30.05.2024 . His request is accepted.

3. Last opportunity is granted to complainants to file clarification in respect of relief sought within next 3 weeks with advance copy supplied



to respondent, failing which case will be decided on merits. Further, it is to mention here that ledger account attached in reply got punched while maintaining the record/complaint file so respondent is directed to supply copy of ledger in captioned complaint before the next date of hearing-otherwise the dates given by the complainant will be taken as correct."

In view of above, it is very much clear that complainant was given opportunity to amend her relief, if, she wishes to change the same from original complaint. Taking note of the same, complainant had simply filed an application stating that she now seeks relief of refund. However, as per law, complainant should have filed an application seeking amendment of relief. Secondly, complainant in main complaint had claimed to pay 40 lacs to the respondent which is even admitted by the respondent in reply but complainant herself in the present application has changed the amount paid. Since, complainant was already given 4 opportunities to file above stated document vide orders dated 30.05.2024; 24.10.2024; 06.02.2025; 08.05.2025, **meaning thereby already delay of 1 year 5 months 14 days have been occurred on part of complainant.** After such long delay, complainant had filed information which is not in consonance to the last order.



7. Given that the complainant had repeatedly failed to provide necessary clarification and documents. Hence, the Authority decides to **disposes** of the complaints **as dismissed** with a liberty to file fresh complaints with better particulars.

Files 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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DR. GEETA RATHEE SINGH
[MEMBER]


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PARNEET S SACHDEV
[CHAIRMAN]