



## HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

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

### COMPLAINT NO. 1376 OF 2023

Kanchan

....COMPLAINANT

VERSUS

Ruhil Promoter Pvt. Ltd.

....RESPONDENT

**Date of Hearing:** 23.12.2025

**Hearing:** 5th

**Present:** - Mr. Dixit Garg, Learned Counsel for the Complainant through VC  
Mr. Kamal Dahiya and Ms Navneet, Learned Counsels for the Respondent through VC

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

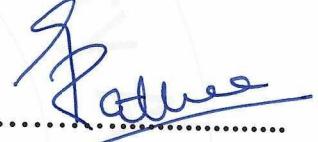
1. Today, the case is fixed for arguments.
2. Initiating his arguments, learned counsel for the respondent referred to his preliminary objection challenging the maintainability of the present complaint on ground that the unit in question had been allotted to two allottees namely Ms Kanchan and Mr. Jai Prakash. However, Mr. Jai Prakash has not been made a party to the plaint.
3. In response, learned counsel for the complainant submitted that in the memo parties he has mentioned both Ms Kanchan and Mr. Jai Prakash as parties to the complaint.

A handwritten signature in blue ink, which appears to read "Rathee".

4. On perusal of record, it is observed that in Proforma- B of the complaint only one allottee i.e Ms Kanchan has been made a party to the plaint and also the complaint is supported only with the affidavit of Ms Kanchan.

Affidavit of Mr. Jai Prakash has not been placed on record.

5. In view of the technical difficulty, the present complaint is disposed of with a liberty to the complainant to file it fresh with better particulars. File be consigned to record room after uploading of the order.

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