

PROCEEDINGS OF THE DAY
58

Day and Date	Friday and 28.11.2025
Complaint No.	CR/1576/2025 Case titled as Ram Singh and Yogesh Sawariya VS Pareena Infrastructure Private Limited
Complainant	Ram Singh and Yogesh Sawariya
Represented through	Shri Ishaan Dang Advocate
Respondent	Pareena Infrastructure Private Limited
Respondent Represented	Shri Sukhbir Yadav, Advocate
Last date of hearing	31.10.2025
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings-cum-order

The present complaint was filed on 07.04.2025 and the reply was filed on 24.10.2025. Additional documents were filed on 03.11.2025 by the respondent.

It is observed that the complainants have not placed on record a single document such as an application form, allotment letter, builder buyer agreement, payment receipt, or any correspondence indicating that an allotment was ever made in their favour or that any contractual relationship existed between the parties. In the complete absence of any documentary evidence establishing an allotment, the respondent submits that the present complaint is wholly misconceived and unsustainable, as no rights can flow to the complainants against the respondent company without a foundational contract or transaction.

Arguments heard.

The Authority observes that the complainant is not a allottee in terms of the provision of Section 2 (d) as per RERA Act,2016, hence the present complaint is dismissed. The relevant para of the section is reiterated here under:-

2. Definitions-

(d) "allottee" in relation to a real estate project, means the person to whom a plot, apartment or building, as the case may be, has been allotted, sold (whether as freehold or leasehold) or otherwise transferred by the promoter, and includes the person who subsequently acquires the said allotment through sale, transfer or otherwise but does not include a person



HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

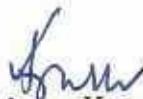
हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

ERI 15161225

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी.डब्ल्यू.डी. विकास गृह, सिविल लाइन, गुरुग्राम, हरियाणा

*to whom such plot, apartment or or bui building, as the case may be, is
given on rent;*

Matter stands disposed off. File be consigned to registry.


Arun Kumar
Chairman
28.11.2025