



## HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

### COMPLAINT NO. 2267 OF 2023

Randhir Singh

....COMPLAINANT

VERSUS

The Jawahar Lal Cooperative GHS Ltd.

....RESPONDENT

**Coram:**

**Sh. Chander Shekhar**

**Member**

**Date of Hearing:** 13.03.2026

**Hearing:** 9<sup>th</sup>

**Present:**

Mr. Neeraj Goel, Advocate, for the Complainant through VC.

Respondent already Ex-Parte vide order dated 12.12.2025.

### ORDER

Today the case was fixed for filing relevant documents by the complainant to establish builder-allottee relationship under the provisions of RERA Act.

2. As per office record, no such documents have been filed till date.
3. Today, counsel for the complainant submitted that under Section 2(zk) of the Real Estate (Regulation and Development) Act, 2016, the definition of "Promoter" includes a Group Housing Society. He stated that the respondent

falls within the ambit of the said definition and is therefore liable under the provisions of the Act. He further submitted that the allotment letter, annexed with the complaint as Annexure C-3, has been issued in favour of the Group Housing Society, thereby clearly establishing the relationship between the complainant and the respondent. It was also pointed out that the demand letters, annexed as Annexure C-8, further substantiate this relationship. The complainant has been making regular payments in response to these demand letters issued by the respondent, which demonstrates the continuing contractual and transactional relationship between the parties.

4. The Authority has carefully considered the submissions made by the complainant and has also perused the record placed on file. From the documents relied upon by the complainant, particularly the allotment letter annexed as Annexure C-3, it is evident that the allotment is in favour of a Group Housing Society and not in favour of the complainant in an individual capacity. The complainant has not placed on record any document establishing that he is an allottee in relation to the respondent within the meaning of the Act.

Coh Further, the demand letters annexed as Annexure C-8 do not sufficiently establish a direct builder-allottee relationship between the complainant and the respondent. It is also noted that the complainant is a member of the Group Housing Society, however, the documents placed on record, including the

ledger account and the demand letters, do not show any specific allotment, plot, or unit in the complainant's favour. In addition, the ledger account provided by the complainant neither specifies the purpose for plot/unit in respect of which the payments were made, nor does it indicate any allotment corresponding to the payments, it shows nowhere that the payments relate to an allotment in favour of the complainant. In the absence of such a relationship, the complainant cannot invoke the jurisdiction of this Authority under the provisions of the Act. In view of the above facts and circumstances, the Authority is of the considered opinion that the complainant has failed to establish the existence of a builder-allottee relationship with the respondent. Consequently, the present complaint is not maintainable before this Authority.

5. Accordingly, the complaint is **dismissed as non-maintainable**. File be consigned to record after uploading of order on the website of the Authority. The complainant shall be at liberty to seek appropriate remedy in accordance with law before the appropriate forum/court.

  
(CHANDER SHEKHAR)  
MEMBER

13.03.2026  
Gaurav Saini  
(Law Associate)