

BEFORE THE HARYANA REAL ESTATE APPELLATE TRIBUNAL

Appeal No. 67 of 2025

Date of Decision: 10.03.2026

M/s Alpha Corp Development Private Limited Registered office at 602, 6th Floor, Tower J, World Trade Centre, Ring Road, Nauroji Nagar, New Delhi -110029.

Appellant

Versus

Sham Sunder R/o House No. 495-B, near Tulsi Tailor, Sadar Bazar, Karnal-132001.

Respondent

Coram:

Justice Rajan Gupta

Chairman

Dr. Virender Parshad

Member (Judicial)

Dinesh Singh Chauhan

Member (Technical)

Present: Mr. Vikash Verma, Advcoate,
for the appellant.

None for the respondent.

RAJAN GUPTA, CHAIRMAN:

Present appeal is directed against order dated 15.10.2024 passed by the Authority¹ at Panchkula. Operative part there of reads as under:

“3. Last opportunity is granted to the respondent to file reply within 2 weeks with an advance copy supplied to the opposite party failing which respondent’s right of defense would be struck off and the case will be decided based on available record.

4. Needles to mention, order of status quo with respect to complainant’s unit shall continue.

¹ Haryana Real Estate Regulatory Authority, Panchkula

5. Complainant has filed an affidavit with respect to table of payments on 11.10.2024. Said application is taken on record. Case is adjourned to 04.02.2025.”

2. A perusal of the aforesaid order shows that the case is still at the stage of completion of pleadings. During the pendency of the complaint, various applications are being moved by the appellant, unnecessarily delaying disposal of the case. As per counsel for the appellant, the plea of the appellant, *inter alia*, before the Authority is that project is Pre-RERA in nature. This plea is, however, vehemently controverted by Mr. Mittal, counsel opposite.

3. It is evident that the complaint was instituted on 17.07.2023 and since then, it has been pending before the Authority. From the perusal of the records, it appears that even reply has not been filed by the appellant. Under these circumstances, we do not feel that there is any necessity of delving further into the issue. All the contentions raised by the appellant can be dealt with by the Authority which is seized of the matter. Even the jurisdictional issue ‘whether the project being pre-rera’ in nature can be raised before the Authority which is fully competent to decide the same.

4. Under these circumstances, we do not find any merit in this appeal. Same is hereby dismissed.

5. It is, however directed that the Authority shall endeavour to decide the matters expeditiously in any case not later than four months.

6. Copy of this order be sent to the parties/their counsel and the Authority.

7. File be consigned to the records.

Justice Rajan Gupta
Chairman
Haryana Real Estate Appellate Tribunal

Dr. Virender Parshad
Member (Judicial)

Dinesh Singh Chauhan
Member (Technical)

10.03.2026
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