



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 721 OF 2021

Navneet Kalia (deceased) through LR's

....COMPLAINANT

VERSUS

Aegis Value Homes Ltd.

....RESPONDENT

CORAM:

**Parneet Singh Sachdev
Nadim Akhtar
Dr. Geeta Rathee Singh**

**Chairman
Member
Member**

Date of Hearing: 22.01.2026

Hearing: 17th

Present: - Ms. Navneet, Counsel for complainant through Video call
None for the respondent

ORDER (PARNEET SINGH SACHDEV - CHAIRMAN)

1. Learned counsel for the Complainant stated that an application has been filed on 04.12.2025 in registry seeking withdrawal of the captioned complaint with liberty to file fresh complaint with better particulars. It has been stated in the withdrawal application as under:

"The Respondent expressed its inability to complete the project titled Address by Aegis" and consequently stated that it could not deliver Unit No. Q-508, earlier allotted to Late Mr. Navneet Kalia. Thereafter the Respondent insisted that Late Mr. Navneet Kalia surrender the earlier allotted unit and apply for an alternative unit in the Respondent's other project, namely "Smart Homes Karnal."

- That in compliance with the Respondent's requirement, Late Mr. Navneet Kalia executed an Affidavit dated 16.06.2021, confirming the surrender of the earlier unit and accepting allotment in the new project.

That despite this significant development, the Respondent deliberately failed to disclose these facts to this Hon'ble Authority in the ongoing proceedings. In its reply dated 27.05.2025, the Respondent admitted the earlier allotment, the delay in possession and the non-completion of the project, yet intentionally suppressed the fact of substituted allotment and the execution of a new Builder Buyer Agreement dated 16.06.2021.

- That these concealed facts came to light only during the hearing held on 06.11.2025, when the complainant's counsel referred to the substituted unit, upon which the Respondent's counsel sought a pass-over to "clarify the developments." A copy of the order dated 06.11.2025 is annexed as Enclosure- A. That Late Mr. Navneet Kalia unfortunately expired on 18.12.2022. After his demise, the Respondent



endorsed the substituted unit in favour of his legal heir, Mr. Vinayak Kalia and executed a fresh Builder Buyer Agreement dated 30.06.2023. That the facts now disclosed, including substituted allotment, execution of two fresh BBAs (dated 16.06.2021 and 30.06.2023), deliberate concealment by the Respondent, post-complaint developments, full payment by the complainant and new demands raised by the Respondent, substantially change the subject matter of the present complaint. That the existing complaint was filed by the original allottee, Late Mr. Navneet Kalia, whereas the unit is in the name of his legal heir, Vinayak Kalia, as the fresh BBA been got executed by the respondent. Thus the nature of rights, issues and cause of action has thus fundamentally changed.

That the cause of action has evolved considerably due to ongoing developments up to the year 2025, making it imperative to file a fresh, consolidated complaint incorporating all subsequent events, documents substituted unit details, payment records and violations committed by the respondents.

Therefore, in the interest of justice and to avoid multiplicity of proceedings, the complainant humbly seeks permission to withdraw the present complaint with liberty to file a fresh complaint based on the latest facts and documents. That it is further prayed that prayed that an early hearing may kindly be granted, as the withdrawal of the present complaint is a necessary prerequisite for filing a fresh, comprehensive complaint based on the latest facts. Any delay in disposal of this application will directly delay the filing of the fresh complaint, causing further prejudice to the complainant.

It is therefore, respectfully prayed, that present application be allowed"

2. In view of the statement of complainant counsel and taking into consideration, the withdrawal application filed by the complainants, the present complaint stands disposed of as withdrawn with liberty to a file



fresh with better particulars. File be consigned to record room after uploading of order on the website of the Authority.



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DR. GEETA RATHEE SINGH
[MEMBER]



.....
NADIM AKHTAR
[MEMBER]



.....
PARNEET S. SACHDEV
[CHAIRMAN]

