



# HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

## COMPLAINT NO. 1083 OF 2025

Ranbir Singh

... COMPLAINANT

Versus

JBG Buildcon Pvt. Ltd.

.....RESPONDENT

**CORAM : Dr. Geeta Rathee Singh**

**Member**

**Date of Hearing:** 10.02.2026

**Hearing:** 2nd

**Present:** Adv. Naveen Single, Ld. Counsel for the Complainant through VC.

Adv. Manju Goyal, Ld. Counsel for the Respondent through VC.

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

1. As per order dated 04.11.2025, Ld. Counsel for the respondent was directed to file reply within four weeks. However, no reply has been filed by the respondent till date.
2. Today, ld. counsel for respondent appeared and submitted that an advance copy of reply had been supplied to complainant on 09.02.2026 via email. She requested that she may be allowed to file reply in the Authority during course of the day.
3. On perusal of file, it is revealed that the respondent has already filed a civil suit in the court of Civil Judge, Senior Division, Bahadurgarh, Jhajjar for seeking cancellation of conveyance deed in 28.01.2025 of the unit in

question in present complaint. The said suit is pending adjudication before the competent civil court. It is further observed that present complaint has been filed by the complainant thereafter, in July 2025.

4. In this regard, Authority is of view that once the parties have invoked the jurisdiction of the civil court for adjudication of their rights in respect of conveyance deed, the complainant cannot be permitted to pursue parallel proceedings before this Authority. Therefore, Authority is of considered view that present complaint is not maintainable because otherwise two parallel proceedings would continue before two different forum, which may end up with contrary findings on same issue.
5. Complaint is thus **dismissed being not maintainable** with liberty to file fresh complaint for any of relief remaining subsequent to disposal of suit before court of Civil Judge, Senior Division, Bahadurgarh, Jhajjar. File be consigned in the record room after uploading of the order on the website of the Authority.



DR. GEETA RATHEE SINGH  
[MEMBER]