



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in
COMPLAINT NO. 42 OF 2026

Bindu Verma

....COMPLAINANT

VERSUS

Shiva Builders through Gaurav Jindal

....RESPONDENT

Date of Hearing: 21.04.2026

Hearing: 1st

Present: - Adv. Vansh, Learned Counsel for the Complainant
through VC.

None for the Respondent.

ORDER (DR. GEETA RATHEE SINGH- MEMBER)

1. As per office record, notice dated 09.03.2026 was issued to respondent to file reply. However, notice to respondent was returned undelivered without any specific reason.
2. Perusal of complaint file reveals that the complainant herein is seeking multiple reliefs, including the registration of the project "Dream Homes" at Ganpati Smart City, Sirsa, the installation of a functional lift, the removal of illegal constructions in the lift shaft area, and a claim for compensation amounting to ₹2,00,000/-.
3. The Complainant has sought to impose a penalty upon the respondents for non-registration of the real estate project in question with this Authority.

In this regard it is observed that provision for penalty upon the respondent-promoter on account of non-registration of a project is a mandate provided to the Authority under the RERA Act 2016. However, there is no violation of any contractual obligation of the complainant on account of non-registration of a project. The complainant in his pleadings has failed to prove that how he is aggrieved by the fact that the respondent has not registered the project in question. Nevertheless, based on the allegations of the complainant, project branch is directed to initiate separate proceedings and issue show cause notice to respondent for violation of Section 3 and imposition of penalty U/S 59 of RERA Act, 2016.

4. The complainant has sought compensation of ₹2,00,000/- for mental agony and deficiency in service. As per Section 71 of the RERA Act, the power to adjudge compensation is vested exclusively with the Adjudicating Officer.
5. The complainant alleges that the respondent has deviated from the sanctioned plan by constructing an illegal storeroom in the lift shaft. While RERA mandates adherence to sanctioned plans under Section 14, the enforcement of building codes and the removal of unauthorized structures primarily fall within the administrative domain of the Directorate of Town & Country Planning (DTCP).
6. In this regard it is observed that the relief claimed by the complainant is not maintainable before the Authority. Thus, the present complaint is



dismissed as non-maintainable with liberty to file fresh complaint before appropriate forum as per law.

7. **Case is disposed of.** File be consigned to record room after uploading of the order on the website of the Authority.



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DR. GEETA RATHEE SINGH
[MEMBER]

