



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 14 OF 2019

SRS Pearl Unity RWA (Sabiha)

....COMPLAINANT

VERSUS

SRS Real Infrastructure Limited

....RESPONDENT

| | | |
|---------------|-------------------------------|-----------------|
| CORAM: | Parneet S Sachdev | Chairman |
| | Nadim Akhtar | Member |
| | Dr. Geeta Rathee Singh | Member |
| | Chander Shekhar | Member |

Date of Hearing: 09.04.2026

Hearing: 28th (re-opened)

Present: - None for the complainant

Adv. Anuj Chauhan, Resolution Professional on behalf of respondent

ORDER (PARNEET S SACHDEV - CHAIRMAN)

1. Present complaint was disposed of vide order dated 27.07.2023, wherein one of the directions to the complainant was that resale of the units booked by defaulter

allottees shall not be done without the prior permission of the Authority. Relevant para of the said order is reproduced below for reference:

“14.4 Issuing cancellation notices to defaulting allottees:- Complaint no. 14/2019 In this regard Authority observes that in case after issuance of various reminders allottees are not paying the outstanding dues, then for cancellation of their allotment a committee consisting of DTP, atleast one representative of Deputy Commissioner and one representative of association of allottees be constituted which shall issue an advertisement in the leading newspaper for outstanding payments to be made by such defaulter allottees. In case, they don't come forward to pay outstanding amounts, such committee shall have all the powers to terminate the allotment of said defaulter allottees. But resale of the units booked by said defaulter allottee shall not be done without prior permission of the Authority.”

2. Vide application dated 25.08.2025 filed by Mr. Vijay Patel President of RWA, it has been submitted that their RWA 'SRS Pearl Unity, Sector 5, Palwal' had meeting with DRO Palwal (nominated by DC Palwal) and DTP Palwal regarding issuance of cancellation notice to defaulting allottees and District Town Planner, Palwal vide order dated 05.06.2024 authorized the RWA to issue advertisement of cancellation of allotment to non-responding allottees. In the compliance of the above, RWA had published a notice in three leading newspapers; The Tribune, Dainik Jagran and Dainik Bhaskar on 08.06.2024 regarding cancellation of 22 flats with respect to non-responding allottees (copy of newspaper clipping enclosed as Annexure 2, 3 & 4 with the application). Further to the said notice two allottees w.r.t. flat nos. 1201A & 1208, the allottees made payment of their dues and RWA has issued possession letter to them. Now as on



date, 88 allottees have been issued possession letter and only 20 allottees are in default. Whereas out of these 20, allottees of flat no. 108, 301, 502 & 1003 are likely to pay the dues. In view of the above submission, applicant humbly request to the Authority to accord permission to RWA for auctioning the 16 nos. flats, details of which is furnished at Annexure 5 of the application.

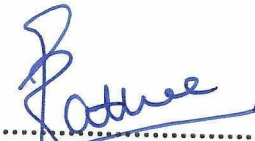
3. The matter was placed before the Authority in its meeting held on 29.10.2025 vide item no. 303.49 and it was decided that matter be put up before the full bench of the Authority. Thereafter, another application dated 14.01.2026 was filed by President, RWA on the same subject matter. Resultantly, the complaint was re-opened and fixed for hearing for today to decide the applications dated 25.08.2025 and 14.01.2026. Intimation in this regard was sent to both the parties via email dated 02.04.2026.

4. However, none has appeared on behalf of the complainant. Case called several times, however no one appeared even till exhaustion of the entire cause list for the day. No further wait is justified. Hence, the present applications dated 25.08.2025 and 14.01.2026 are **dismissed in default** for want of prosecution.



5. **Disposed of.** Let, file be consigned to the record room after uploading of the order on the website of the Authority.


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CHANDER SHEKHAR
[MEMBER]


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DR. GEETA RATHEE SINGH
[MEMBER]


.....
NADIM AKHTAR
[MEMBER]


.....
PARNEET S SACHDEV
[CHAIRMAN]

