



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 783 of 2024

Shri Bhagwan Dalal

.....COMPLAINANT

VERSUS

Housing Board Haryana(Panchkula)

.....RESPONDENT

Date of Hearing: 06.04.2026

Hearing: 5th

Present: None for the complainant.

None for the respondent.

ORDER (NADIM AKHTAR - MEMBER)

1. Vide order dated 15.09.2025, Authority gave directions to both the parties. Relevant part of the said order is reproduced below:

4. Complainant is directed to clarify the relief as per section 18 of RERA Act of 2016, as perusal of complaint file reveals that complainant had sought possession of the unit and if possession not possible, then refund of the paid amount be allowed. Authority observes that both the reliefs cannot be asked simultaneously.

5. Authority grants last opportunity to the respondent to file reply within next four weeks from today with an advance copy supplied

to the complainant. Upon receiving reply, complainant is at liberty to file rejoinder, if any, with an advance copy supplied to the respondent.

2. As per office report, both the parties have not made compliance. Today, none appeared for both the parties.
3. Authority granted various opportunities to both the parties to comply with the above directions of the Authority. It was made clear vide last order dated 12.01.2026 that in case the compliance is not made, the case would be dismissed for non- prosecution.
4. Authority observes that the Real Estate (Regulation and Development) Act, 2016, is a beneficial legislation aimed at providing speedy and efficacious redressal to grievances of allottees and other stakeholders. In furtherance of this objective, the proceedings before the Authority have been made summary in nature. Such expeditious adjudication is achievable only if the parties, especially the complainant proactively pursue his case in a time-bound manner. Despite the passage of considerable time and multiple opportunities granted by the Authority, the complainant has failed to comply with the said directions. This prolonged delay on the part of the complainant is unjustified and reflects a lack of due diligence and cooperation in the proceedings.



5. In light of the parties' consistent failure to prosecute the matter, the Authority is left with no option but to **dismiss the complaint for non-prosecution.**
6. Authority decides to dispose of the captioned complaint as dismissed for non prosecution. Hence, the complaint is accordingly **disposed of** in view of above terms. File be consigned to the record room after uploading of the order on the website of the Authority.



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NADIM AKHTAR
[MEMBER]