



# HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

## COMPLAINT NO. 137 OF 2024

Ritu Malhotra

....COMPLAINANT

Versus

1. SRS Real Estate Ltd.
2. Canara Bank
3. Enforcement Directorate

....RESPONDENTS

**Date of Hearing:** 07.04.2026

**Hearing:** 7<sup>th</sup>

**Present:-** Adv. Saket Singh, Learned Counsel for the Complainant through video conference

Adv. Pranjal P Chaudhary, Learned Counsel for Respondent No. 1 through video conference

None for Judgment Debtor no. 2

Mr. Lokesh Narang, Special Public Prosecutor, for Judgment Debtor no. 3

### **ORDER (DR. GEETA RATHEE SINGH – MEMBER)**

1. Vide order dated 14.10.2025, it was observed that as per proforma B respondent no.2 is Canara Bank and respondent no.3 is Enforcement Directorate

however as per facts of complainant respondent no.2 is Enforcement Directorate and respondent no.3 is Canara Bank and accordingly complainant was directed to file her clarification in this regard.

2. Neither any application for amendment of memo of parties or amendment of pleadings has been filed by complainant nor any clarification has been submitted till date. Learned counsel for the complainant is seeking more time to file clarification in this regard.

3. In view of above, it is observed that the Authority has given numerous opportunities to the complainant to file clarification with regard to above mentioned discrepancy. The Authority is of the considered view that proceedings under the Real Estate (Regulation and Development) Act, 2016 are summary in nature, intended for expeditious adjudication of disputes. In the present case, sufficient and repeated opportunities have already been extended to the complainant from as early as 14.10.2025 till date for compliance with the directions of the Authority.

4. Despite ample time and liberty being granted, the complainant has failed to demonstrate any bona fide intent to pursue the matter diligently or to support her claim by filing even the most basic documents.

5. In view of the above circumstances, and considering the continued non-compliance of directions issued by the Authority, the present complaint is hereby **dismissed for want of proper/complete documents**, with liberty to the complainant to file a fresh complaint in accordance with law, with better

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particulars and all requisite documents properly annexed and reliefs appropriately framed.

6. In view of the aforesaid observation, the present case is hereby dismissed and accordingly stands **disposed of**. File be consigned to the record room after uploading of this order on the website of the Authority.



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**DR. GEETA RATHEE SINGH**  
**[MEMBER]**

