



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 316 OF 2025

Late Prem Dass Lodhi through his Legal HeirsCOMPLAINANTS

Versus

Parsvnath Developers LtdRESPONDENT

Date of Hearing: 06.04.2026

Hearing: 3rd

Present: Adv. Sunil Kumar, counsel for the complainants through VC.

Adv. Rupali Verma, counsel for the respondent through VC.

ORDER (NADIM AKHTAR-MEMBER)

1. Brief facts of the case are that on 14.03.2007, original allottee, Mrs Usha Mediratta and Mr. Balkishan Mediratta jointly was allotted unit no. T5-803, admeasuring 1855 sq. ft tentatively in the project namely; Parsvnath Pleasant, Dharuhera in Parsvanth City, Dharuhera, Haryana. Thereafter on 25.11.2007 original allottees had transfreed said nunit to Mr. Arvind Mediratta and Mrs.

Rashmi Mediratta with approval of both the parties in records of the respondent. Builder buyer agreement was executed between respondent and subsequent allottee on 06.12.2007. That on 11.07.2013, Mr. Arvind Mediratta and Mrs. Rashmi Mediratta had transferred unit to Mr. Prem Das Lodhi (subsequent allottee cum complainant) with approval of both the parties in the records of the respondent. That on 30.07.2013, unit was shifted from T5-803 to T20-201. Complainants had deposited ₹8,13,801/- against the basic sale price.

2. As per documents available on record, it is clear that Mr. Prem Das Lodhi died on 24.08.2022 and complaint is filed through legal heirs of Late Sh. Prem Das Lodhi on 22.04.2025. No communications or documentary evidences had been produced by the complainants to show the steps taken by the them from year 2022 to 2025 for the endorsement of unit in name of the legal heirs in the records of the respondent.
3. Considering the factual matrix of the case, Authority vide orders dated 29.09.2025 directed the complainants to file legal heirs certificate, which is reproduced for reference:

“3. Perusal of file reveals that complainants had not file the legal heirs certificate issued from competent Authority. Therefore, complainants are directed to file the legal heirs certificate issued from the competent Authority before the next date of hearing.”

4. Again vide orders dated 19.01.2026, directions were issued which are as follows:



“3. Counsel for the respondent stated that as per record of the respondent unit is not in name of the complainants. Complainants may approach the respondent for change of name in their records and addition of names of complainants with proper documents

4. Authority again directs the complainants to file the legal heirs certificate issued from the competent Authority. Further, complainants are directed to approach the respondent for change of names in record of respondent with proper documents.”

As per office record, no documents regarding endorsement and legal heirs have been filed by the complainants till date.

5. Today, Learned counsel for the complainant submitted that applications for issuance of legal heir certificates have been filed before the District Court and that some time is required for their issuance.
6. Authority observes that issuance of legal heirs certificate is likely to take time, in absence of the same, further effective proceedings in the present matter cannot be undertaken at this stage. After obtaining legal heirs certificate , complainant may approach the respondent builder for endorsement in their favour and redressal of their complaints.
7. Accordingly, considering the aforesaid circumstances, the present case is **disposed off**, with liberty to the complainant to file fresh complaint before the Authority after obtaining and placing on record the legal heir certificates, in accordance with law, if any issue remains to be adjudicated by the Authority.



8. 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]