

**BEFORE THE HARYANA REAL ESTATE APPELLATE TRIBUNAL**

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**Appeal No. 269 of 2023**

**Date of Decision: April 16,2026**

Manoj Suneja S/o Sh. Ramesh Chand Suneja, R/o C/291,  
Second Floor, Vikas Puri, New Delhi-110018

Appellant.

Versus

M/s TDI Infrastructure Pvt. Ltd., 10, Shaheed Bhagat Singh  
Marg, Gole Mkt. New Delhi-110001

Respondent

**CORAM:**

**Justice Rajan Gupta  
Dr. Virender Parshad  
Dinesh Singh Chauhan**

**Chairman  
Member (Judicial)  
Member (Technical)**

Present: Appellant in person with  
Mr. Jagan Nath Bhandari, Advocate

Mr. Shubnit Hans, Advocate with  
Mr. Anjanpreet Singh and Ms. Samriti Bagga,  
Advocates for the respondent.

**ORDER:**

**RAJAN GUPTA, CHAIRMAN**

Present appeal arises out of decision dated 19.01.2023, passed by the Adjudicating Officer of Haryana Real Estate Regulatory Authority, Panchkula, dismissing the complaint of the appellant-allottee for grant of compensation, being not maintainable.

2. In the facts and circumstances of the case, however, this Bench is not concerned about the maintainability of the complaint as in Appeal No. 472 of 2019, preferred against the main order passed by the Authority, the matter has been

remanded vide separate order of even date with a direction to the Authority to consider maintainability of the original complaint itself on the question whether the same is pre-RERA. In view of the decision rendered in the said appeal, this Bench refrains from expressing any opinion at this stage on the question of maintainability on a different issue i.e. invocation of Section 71 of the Act after having been granted possession and Delay Possession Charges.

3. This Bench, thus, has no option but to remand the present case as well to the Adjudicating Officer at Panchkula for decision afresh after affording opportunity of hearing to the parties with liberty to consider the issue whether the claim for compensation would lie despite issuance of part Completion Certificate to the project on 18.11.2013 or alternatively in view of grant of possession and delay compensation in the main appeal.

4. Parties are directed to appear before the Adjudicating Officer at Panchkula on 07.05.2026.

5. The appeal stands disposed of in above terms.

6. File be consigned to records.

Justice Rajan Gupta,  
Chairman,  
Haryana Real Estate Appellate Tribunal

Dr. Virender Parshad  
Member (Judicial)

Dinesh Singh Chauhan  
Member (Technical)

April 16, 2026/mk