



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

Complaint No. 667 of 2026

Balbir Singh Saini

....COMPLAINANT

VERSUS

Herman Properties Pvt. Ltd.

.....RESPONDENT NO. 1

Herman Business School Pvt. Ltd.

.....RESPONDENT NO. 2

Kulvinder Pal Singh Kukreja

.....RESPONDENT NO. 3

Himanshu Chauhan

.....RESPONDENT NO. 4

Date of Hearing: 28.07.2026

Hearing: 1st

Present: Adv. Siddharth Saini, Ld. Counsel for the Complainant.

None for the Respondent.

ORDER (DR. GEETA RATHEE SINGH- MEMBER)

1. As per office report, notice issued to respondent no. 1, 2, 3 & 4 on 20.04.2026 has been successfully delivered to respondent no. 1, 2 & 3 on 13.05.2026, to respondent no. 4 on 12.04.2026. However, no reply has been filed by the respondent no. 1, 2 & 4, till date.
2. Today, Adv. Nancy Kapoor, appeared through VC on behalf of respondent no. 1 and submitted that vakalatnama would be filed during the course of

the day. However, the same has not been received in the registry. Consequently, the appearance of the counsel has not been recorded for today's proceedings.

3. Upon perusal of the complaint file, Authority observes that the complainant has failed to place on record any foundational documents to establish a prima facie case or contractual relationship between the parties, such as the Builder Buyer's Agreement (BBA), Allotment Letter, or payment receipts. In the absence of these documents, the complainant's claim regarding the purchase or 100% payment towards the subject plot remains unverified and unsupported by any documentary proof.
4. Furthermore, a scrutiny of relief sought reveals that under the guise of seeking interim relief, the complainant has effectively prayed for the main and substantive reliefs of the complaint. The relief sought by the complainant is reproduced herein for ready reference:

"1. Interim Relief/Immediate relief is prayed to Hon'ble authority as the complainant is a aged 70 plus years and the plot payment is 100% paid by him. So keeping in view immediate possession of the plot is requested by complainant. Because the registry/ conveyance deed of plot is still in hands of builder and can be done after the disposal of this complaint.

2. Direct the Respondent to immediately register the entire ongoing project Herman City project under Section 3 of the RERA Act as an ongoing project.

3. Impose penalties under Sections 59, 60, and 61 RERA 2016 upon the Respondent for deliberate and illegal non-registration.

4. Order the Respondent to upload all mandatory disclosures on the HRERA portal including Approved layout & site plans,



License details & approvals, CCC copy, Financial statements, Development status, OPRS EDC/IDC details, Litigation details, etc.

5. Direct completion of all pending development work listed in CCC dated 23.08.2023 under supervision of elected Resident welfare association of Herman City Kurukshetra/or any other entity which Hon'ble Authority Seems fit.

6. Order an independent technical audit of the entire project at the cost of the Respondent.

7. Direct refund/adjustment of illegally/falsely collected maintenance/ESR charges (from 2022 onwards) along with interest under Section 18 RERA 2016.

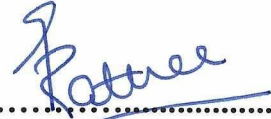
8. Direct the Respondent to restore the original site plan, or alternatively obtain consent from existing allottees as per Section 14(2) RERA 2016.

9. Pass any other order or direction deemed fit in the interest of justice and protection of residents' rights."

It is a settled principle of law that interim relief can only be granted in aid of, and ancillary to, the final relief claimed in the main complaint. An interim prayer that effectively seeks the final adjudication or complete grant of the main suit at an interlocutory stage cannot be entertained or prosecuted. Here, the complainant has sought the substantive and final reliefs i.e., physical possession in the form of interim relief.

5. Considering that the complainant has neither substantiated the existence of an allotment or financial transaction with reliable documentary evidence, nor properly framed the maintainable reliefs before this Authority, the present complaint suffers from fundamental legal and documentary infirmities.

6. In view of the above facts, the present complaint is dismissed with a liberty to file afresh with better particulars/documents in support of his case.
7. **Disposed of as dismissed.** File be consigned to record room after uploading of this order on the website of the Authority.



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DR. GEETA RATHEE SINGH
[MEMBER]



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Panchkula