



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 772 OF 2025

Uma

.....COMPLAINANT

Versus

Shiv Yash Infratower LLP

..... RESPONDENT

Date of Hearing: 03.08.2026

Hearing: 4th

Present: Adv. Dixit Garg, counsel for the complainant, through VC.
Mr. Neeraj Goel, counsel for the respondent, through VC.

ORDER (NADIM AKHTAR-MEMBER)

1. It is to mention that vide order dated **28.07.2025**, complainant was directed to file receipts or an affidavit of paid amount alongwith bank statement. Relevant part of the order is reproduced for reference:

“3. In addition, perusal of file reveals that complainant has not placed on record complete receipts issued by the respondent for the paid amount.

4. Complainant is directed to file copies of all the receipts of payment made to the respondent, in the registry. In case, there are no receipts, then complainant has to file an affidavit stating therein the exact amounts and dates on which the said amounts were paid by the complainant to the respondent duly supported with bank statement of account highlighting

the dates of payments. Complainant is further directed to submit required documents with an advance copy supplied to the opposite party at least two weeks prior to the next date of hearing.

5. Case is adjourned to 17.11.2025 for the same purpose. ”

Till 17.11.2025, no receipts or affidavit of the paid amount was filed by the complainant.

2. On 17.11.2025, complainant was directed to clarify as how and under which provisions of the RERA Act, 2016, the reliefs sought can be granted by the Authority. Relevant part of the order is reproduced for reference:

“1. Vide order dated 28.07.2025, respondent was directed to file reply. However, no reply has been filed by the respondent till date. Further, complainant was directed to file receipts or an affidavit of paid amount alongwith bank statement. As per office record, neither of the parties have filed nay documents till date.

2. Ld. counsel for respondent requested for some more time to file reply. His request is accepted subject to cost of ₹5000/- payable to the Authority and 2000/- payable to the complainant.

3. Perusal of file reveals that complainant has sought following reliefs from the Authority:

1. That in proviso to section 18(1) of RERA Act of 2016, the compensation on account of false assurances along with interest may kindly be awarded to the complainant in view of Rule 15 of Haryana Real Estate (Regulation and Development) Rules, 2017.



2. *The respondent company may kindly be directed to make adequate compensation on account of inferior quality of construction being done by them.*
3. *The interest on account of the maintenance charges paid by the complainant may kindly be awarded to the complainant as there are no basic amenities till today.*
4. *The adequate compensation on account of the misrepresentation and unfair trade practices by using the inferior quality of material may kindly be awarded to the complainant.*

Authority directs the complainants to clarify as how and under which provisions of the RERA Act, 2016, the reliefs sought can be granted by the Authority.

4. *Authority grants last opportunity to the respondent to file reply alongwith status of completion of project/grant of occupation certificate by the competent Authority within next four weeks from today with an advance copy supplied to the complainant. Upon receiving reply, complainants is at liberty to file rejoinder, if any, with an advance copy supplied to the respondent.*

5. *Case is adjourned to 09.03.2026."*

Till 09.03.2026, no clarification was submitted by the complainant regarding reliefs and receipt of paid amount.

3. On **09.03.2026**, Authority again granted an opportunity to the complainant to file rejoinder and to comply with the orders dated 28.07.2025 and 17.11.2025.

Thereafter case was adjourned for **03.08.2026**.



4. Till today, i.e, 03.08.2026, no details/documents have been filed by the complainant in compliance of order dated 28.07.2025, 17.11.2025 and 09.03.2026.
5. Today, counsel for the complainant again requested for one opportunity to file rejoinder and other details.
6. 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 lack of due diligence and cooperation in the proceedings.
7. 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 the order on the website of the Authority.


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NADIM AKHTAR
[MEMBER]