



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1393 OF 2025

Subhash Chand

....COMPLAINANT

VERSUS

1. Alpha Corp development ltd.
2. Alpha Group corporation development pvt. ltd. through its Authorised signatory Santosh Aggarwal
3. Karnal NDRI staff cooperative house building society Ltd.
4. Sham Sunder Mehta
5. M/S Grandeur Real Estate Pvt. Ltd.

....RESPONDENTS

Date of Hearing: 11.08.2026

Hearing: 4th

Present: - Adv. Manoj Kumar Taya, Ld. Counsel for the Complainant through VC.
None for the Respondent no. 1 to 5

ORDER(DR. GEETA RATHEE SINGH- MEMBER)

1. Today, case is fixed for filing of reply on behalf of respondent no. 2 to 5.
2. Even today none is present on behalf of any of the parties nor reply has been filed till date. In light of the respondent's no.1 to 5 repeated non-compliance despite availing numerous opportunities and keeping in consideration the summary procedure, the Authority deems it appropriate

to strike off the defence of respondents no. 1 to 5 and proceed to decide the present complaint, as per record available on the file

3. As per facts and circumstances of the captioned complaint, the plea of the complainant is that the land on which the project in question i.e "Alpha City Walk " is situated belongs to the complainant and the respondent no. 1 and others have fraudulently got the revenue entries in their name. The title of the land is defective and is under challenge vide Civil Suit 496 of 2023 wherein the Id. Civil Court has ordered status quo vide its order dated 18.11.2024 which is continuing till date.
4. In view of the foregoing facts and circumstances, this Authority observes that the scheme of the RERA Act is primarily intended to regulate the relationship between the 'promoter' and the 'allottee' and to adjudicate disputes arising out of their respective rights and obligations under the Act. In the present case, the complainant claims to be a 'land owner' and has essentially raised a dispute concerning the title and ownership of the land in question. The adjudication of such a dispute would necessarily involve determination of questions relating to title, ownership and proprietary rights, which are beyond the scope of jurisdiction vested in this Authority under the RERA Act. Accordingly, the grievance raised by the complainant does not fall within the statutory ambit of the RERA Act and, consequently, the present complaint is not maintainable before this Authority.



5. Case is **dismissed as not maintainable**. File be consigned to record room after uploading of the order on the website

Geeta Rathee

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DR. GEETA RATHEE SINGH
[MEMBER]

