

**BEFORE THE HARYANA REAL ESTATE APPELLATE TRIBUNAL**

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**Appeal No.594 of 2024**

**Date of Decision: June 03,2026**

M/s Alpha Corp. Development Private Limited, 602, 6<sup>th</sup> Floor,  
Tower J, World Trade Centre, Ring Road, Nauroji Nagar, New  
Delhi-110029

Appellant.

Versus

Vikas Singla son of Sh. Birbhan Singla, H. No. 1436, Sector 7,  
Karnal-132001

Respondent

**CORAM:**

**Justice Rajan Gupta  
Dinesh Singh Chauhan**

**Chairman  
Member (Technical)**

Present: Mr. D. S. Sidhu, Advocate for the appellant.  
Mr.Akshat Mittal, Advocate for the respondent.

**ORDER:**

**RAJAN GUPTA, CHAIRMAN**

Present appeal is directed against order dated  
07.05.2024, passed by the Authority<sup>1</sup>. Operative part thereof  
reads as under:

*“8. In light of aforesaid observations, Authority observes that respondent had received part completion certificate in the year 2018 not the completion certificate. Moreover, the receipt of part completion certificate does not absolve the respondent of its obligations cast upon it pertaining to handing over of possession of unit and execution of conveyance deed. The RERA Act, 2016 was enacted to ensure that both parties i.e. respondent-promoter as well as complainant-allottee duly fulfils*

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<sup>1</sup> Haryana Real Estate Regulatory Authority, Panchkula

*their respective obligations as per agreement for sale executed between them.*

*9. Respondents are directed to file reply within next 4 weeks with an advance copy supplied to complainants. Complainant is at liberty to file replication, if any, within next 3 weeks with an advance copy supplied to respondent.*

*10. Case is adjourned to **10.09.2024.***

2. A perusal of the aforesaid order shows that the case is still at the stage of completion of pleadings. As per counsel for the appellant, the plea of the appellant, inter-alia, before the Authority is that the project is pre-RERA in nature. This plea is, however, vehemently controverted by Mr. Mittal, counsel opposite.

3. It is evident that the complaint was instituted on 02.04.2024 and since then, it has been pending before the Authority. From a perusal of the records, it appears that even reply has not been filed by the appellant. Under these circumstances, we do not feel that there is any necessity of delving further into the issue. All the contentions raised by the appellant can be dealt with by the Authority which is seized of the matter. Even the jurisdictional issue 'whether the project being pre-RERA' in nature can be raised before the Authority which is fully competent to decide the same.

4. Under these circumstances, we do not find any merit in this appeal. Same is hereby dismissed.

5. It is, however directed that the Authority shall endeavour to decide the matter expeditiously in any case not later than four months.

6. Copy of this order be sent to the parties/their counsel and the Authority.

7. File be consigned to the records.

Justice Rajan Gupta  
Chairman  
Haryana Real Estate Appellate Tribunal

Dinesh Singh Chauhan  
Member (Technical)

June 03,2026  
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