HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1960 OF 2024

Ruchi Tandan ....COMPLAINANT

VERSUS

1. Aegis Value Homes Ltd
2. Divey Dhamija
3. Executive Officer
4. Director Town And Country Planning ....RESPONDENTS

CORAM:	**Parneet S Sachdev**	**Chairman**
	Nadim Akhtar	**Member**
	Dr. Geeta Rathee Singh	**Member**
	Chander Shekhar	**Member**

Date of Hearing: 08.10.2026

Hearing: 6th

Present: - Adv. Ashwarya Bajaj, Counsel for complainant through Video call

Adv. Neeraj Goel, Counsel for the respondent

ORDER (PARNEET SINGH SACHDEV - CHAIRMAN)

1. Adv. Neeraj Goel, learned counsel appearing for the respondent, submitted that an application was filed before the registry on 06.10.2026 seeking dismissal of the present complaint. Respondent submitted that vide judgment dated 03.09.2026, passed in Complaint No. 173/2024 (*Ruchi Tandan vs. Aegis Value Homes & Ors.*), the learned District Consumer Disputes Redressal Commission, Karnal, has already granted the requested relief to the complainant in respect of the subject unit.

2. A perusal of the application and the certified copy of the order dated 03.09.2026 reveals that the learned District Consumer Disputes Redressal Commission, Karnal, has already adjudicated the dispute on merits and directed the refund of ₹20,61,263/- to the complainant, payable within 45 days from the date of receipt of the order.

3. Having considered the application on record and the order dated 03.09.2026, the Authority observes that where identical issues involving the same parties and subject matter are prosecuted concurrently before two competent forums, a final judgment on merits by one forum bars the continuation of the parallel proceedings under the doctrine of *res judicata* (Section 11 of the Code of Civil Procedure, 1908). Consequently, the present complaint cannot

be entertained further and is accordingly **dismissed as non-maintainable / disposed of.**

4. File be consigned to the record room after uploading of this order on the website of the Authority.

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CHANDER SHEKHAR
[MEMBER]

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DR. GEETA RATHEE SINGH
[MEMBER]

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NADIM AKHTAR
[MEMBER]

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PARNEET S SACHDEV
[CHAIRMAN]

Haryana Real Estate Regulatory Authority
सत्यमेव जयते
Panchkula