PROCEEDINGS OF THE DAY	56
Day and Date	Tuesday and 29.09.2026
Complaint No.	CR/5742/2025 Case titled as Sonu Kumar Mandal VS Royal Blue City Developers Private Limited
Complainant	Sonu Kumar Mandal
Represented through	Shri Nitesh Manchanda Advocate
Respondent	Royal Blue City Developers Private Limited
Respondent Represented	Shri Akash Saini Advocate
Last date of hearing	22.09.2026
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings-cum-order

The present complaint was filed on 11.11.2025 and reply on behalf of respondent was received on 03.02.2026.

The counsel for the complainant submits that the complainant is seeking refund of the amount deposited with the respondent.

Learned counsel for the respondent submits that the present complaint is not maintainable, as the complainant has failed to annex the Builder Buyer Agreement, allotment letter, or any other document establishing that the complainant is an allottee.

Arguments heard.

The Authority observes that the complainant has not placed on record any documentary evidence, such as the Builder Buyer Agreement, allotment letter, details of the project, unit number, or any other authenticated document, to establish that the complainant is an allottee of any specific unit in the project in question.

It is a settled principle that proceedings before this Authority require the complainant to place on record sufficient and authentic documentary evidence

to establish the existence of a valid cause of action and the relationship of allottee and promoter between the parties. In the absence of such essential documents, the Authority is unable to effectively adjudicate the claims raised by the complainant on merits.

Accordingly, without expressing any opinion on the legal rights or merits of the claim raised by the complainant, the present complaint is dismissed on account of non-production of the requisite documents necessary for establishing the complainant's status as an allottee and the basis of the claim.

Matter stands disposed of. File be consigned to the registry.

Arun Kumar
Chairman
29.09.2026