

M/s S.N. Realtor Pvt. Ltd. and Anr.
Vs.
Hukam Chand and Anr.
CM Nos. 834 & 1104 of 2025
Appeal No. 310 of 2025

Present: Mr. Manjinder Kumar, Advocate,
for the appellants.

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Learned counsel for the appellants submits that entire pre-deposit in terms of proviso to Section 43(5) of the RERA Act has been made. Report of the Registry is to the same effect.

At the outset, learned counsel for the appellants submits that the allottees have also filed an appeal (Appeal No.762 of 2024), in which notice has been issued, which is listed today at Serial No.18. As per him, cancellation of the unit by the promoter is sustainable as the allottees did not come forward to take possession despite reminders. In view of same, order of the Authority is incorrect and needs to be set aside.

Issue notice for 20.01.2026.

Notice re: condonation of delay as well.

Mr. Hukam Chand-respondent No.1 accepts notice and prays for some time to file reply to the application seeking condonation of delay.

Learned counsel for the appellants undertakes that till the next date of hearing no third party rights shall be created on the unit in question by the appellant-promoter.

Justice Rajan Gupta
Chairman
Haryana Real Estate Appellate Tribunal

Dr. Virender Parshad
Member (Judicial)

Dinesh Singh Chauhan
Member (Technical)

14.11.2025
Manoj Rana