



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1294 OF 2023

Saroj Bala

....COMPLAINANT

VERSUS

Ruhil Promoter Pvt. Ltd.

....RESPONDENT

Date of Hearing: 23.12.2025

Hearing: 5th

Present: - Adv Jasdeep Singh, Learned Counsel for the
Complainant

Mr. Kamal Dahiya and Ms Navneet, Learned Counsels
for the Respondent through VC

ORDER(DR. GEETA RATHEE SINGH- MEMBER)

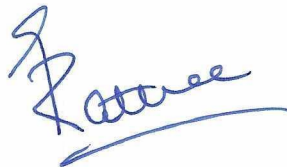
1. Today, the case is fixed for arguments.
2. Initiating her arguments, learned counsel for the respondent submitted that the captioned complaint is not maintainable before the Authority since the complainant is not an allottee in the captioned project being developed by the respondent. No allotment has ever been made in the name of the complainant by the respondent till date. The documents which are being relied upon by the complainant, i.e Annexure C-1 to C-9 which are the payment recipes, apartment buyer agreement and allotment, are forged and fabricated by the complainant and do not reflect any real transaction with the

respondent company. Therefore, the captioned complaint deserves to be dismissed on grounds of fraud and deceit.

3. In response, learned counsel for the complainant submitted that the complainant is an allottee of the project of the respondent namely 'Ruhil Residency' Bahadurgarh. The complainant had been allotted unit no. 604, 6th Floor, Tower C-4 vide allotment letter dated 13.06.2013 and further the rights crystallised between the parties vide apartment buyer agreement dated 13.06.2013 qua the said unit. The respondent is merely evading its liability by shunning the complainant.

In support of his claims, learned counsel for the complainant placed on record the documents annexed as Annexure C1-C9 in original before the Authority during the proceedings for perusal.

4. At this point, learned counsels for the respondent raised an objection to taking on record the documents exhibited by the opposite counsel on grounds that the same are being placed on record without any prior intimation to answering respondent. In these circumstances, the answering respondent will not be able to properly rebut the same. Given that the grounds for dismissal of present complaint are fraud and deceit, it becomes essential that the respondent be given an opportunity to see the said documents in original.



5. Accordingly, both parties are directed to appear before the Authority physically on **03.02.2026**. The complainant shall bring all the relevant records in original and the respondent is at liberty to bring an authorised official(s) of the respondent company. No further opportunity shall be granted to either of the parties.
6. Case is adjourned to **03.02.2026**.


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DR. GEETA RATHEE SINGH
[MEMBER]