



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA
Website: www.haryanarera.gov.in

COMPLAINT NO. 1369 OF 2023

Bimla Hooda

....COMPLAINANT

VERSUS

Ruhil Promoters Pvt. Ltd.

....RESPONDENT

Date of Hearing: 03.02.2026

Hearing: 6th

Present: - Mr. Dixit Garg, Learned Counsel for the
Complainant through VC.
None for the Respondent

ORDER(DR. GEETA RATHEE SINGH- MEMBER)

1. Today, case is fixed for further arguments and consideration.
2. An email dated 03.02.2026 has been received from Adv Navneet seeking adjournment in the captioned complaint as the main arguing counsel Adv. Kamaljeet Dahiya is unable to attend the proceedings due to some urgent work at home.
3. The complainant in the captioned complaint is seeking possession of the unit bearing no. C-1102, Block C-2, 3BHK+3T, 11th floor measuring super area of 1708 sq. ft in the project of the respondent namely, "Ruhil Residency", situated at Sector-3, Bahadurgarh. During the course of arguments, the respondent has refuted the claims of the complainant qua

Geeta Rathee

the said unit on grounds of fraud and connivance. On the other hand it is an admitted fact that the complainant has been issued possession certificate for the unit in question by the respondent on 11.04.2023. However, the complainant in its pleadings or complaint has remained silent about physical possession of the unit in question which gives rise to ambiguity of claims and facts involved there in. Therefore, in order to gain further clarity in the matter the complainant is directed to file an affidavit with regard to the status of physical possession of the unit C-1102, Block C-2, 3BHK+3T, 11th floor measuring super area of 1708 sq. ft . On the other hand, respondent is directed to file proof of prior allotment of the unit in question to Mr. Joginder Singh Kajla along with proof of refund of paid amount.

4. On next date of hearing complainant is directed to be present in person to assist the Authority.

5. Case is adjourned to 07.04.2026.


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DR. GEETA RATHEE SINGH
[MEMBER]