



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1403 OF 2023

Sanjay Jain and Anikta Jain

....COMPLAINANT

Versus

Raheja Developers Ltd.

....RESPONDENT

**CORAM: Dr. Geeta Rathee Singh
Chander Shekhar**

**Member
Member**

Date of Hearing: 11.03.2025

Hearing: 6th

Present: Adv. Chestha Bhardwaj proxy for Adv.Siddharth, Ld. Counsel for
Complainant through VC

Adv. Tanya, Ld. Counsel for the Respondent through VC

ORDER

1. Perusal of complaint file reveals that notice was issued to respondent on 19.07.2023 which got successfully deliver on 27.07.2023
2. On hearing dated 23.08.2023 and 30.11.2023, Authority had granted an opportunity to respondent to file reply. Thereafter, on 27.02.2024 due to

non- completion of quorum, case was adjourned to 21.05.2024. On 21.05.2024 none appeared on behalf of both complainant and respondent. Therefore matter was adjourned to 24.09.2024. However, Authority in this order granted last opportunity to respondent to file reply within four weeks with advance copy to complainant failing which defence of respondent shall be struck off and matter shall be proceeded ex- parte. On 24.09.2024 again due to non – completion of quorum case was adjourned to 22.10.2024.

3. On 22.10.2024, neither was any reply filed by respondent nor was respondent was represented by anyone. Therefore in the view of its earlier order dated 21.05.2024 Authority decide to strike off the defence of respondent and decided to proceed ex parte.
4. However, today for the first time Adv. Tanya, appeared on behalf of respondent promoter and sought first one opportunity to file reply.
5. In the view of the above Authority, which in discharge of its function is guided by the principles of natural justice, grants one opportunity to Ld. Counsel for respondent to file reply within four weeks with an advance copy supplied to the complainant subject to imposition of cost of Rs. 25,000/- payable to Authority and Rs. 10,000/- payable to complainant for not filing reply on time. No further opportunity shall be given to



respondent and if respondent fails to file reply matter shall be decided on the basis of documents on file.

6. Case is adjourned to 22.07.2025.


CHANDER SHEKHAR
[MEMBER]


Dr. GEETA RATHEE SINGH
[MEMBER]

