



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 1992 OF 2024

Priyanka and Sandeep

.....COMPLAINANTS

Versus

RAS Development Pvt. Ltd.

.....RESPONDENT

2. COMPLAINT NO. 1993 OF 2024

Manika and Jitender Kumar

.....COMPLAINANTS

Versus

RAS Development Pvt. Ltd.

.....RESPONDENT

Date of Hearing: 02.02.2026

Hearing: 4th

Present: - Adv. Sharad Chaudhary, counsel for the complainants in both the complaints.
Adv. Rohit Goswami, counsel for the respondents through VC in both the complaints.

ORDER (NADIM AKHTAR-MEMBER)

1. Last order dated 03.11.2025 is reproduced for reference:

1. *As per last order dated 21.07.2025, complainants were directed to file copies of all the receipts of payment made to the respondent. As per office record, no receipts have been filed by the complainants.*
2. *Today, ld. counsel for complainants appeared and requested for some more time to comply with the last orders of the Authority. Complainants are again directed to file copies of all the receipts of payment made to the respondent, in the registry. In case, there are no receipts, then complainants have to file an affidavit stating therein the exact amounts and dates on which the said amounts were paid by the complainant to the respondent duly supported with bank statement of account **highlighting the dates of payments.***
3. *In both complaints, as per the possession clause, the deemed date for handing over of the unit is stipulated to be four years from the date of approval of the building plan, grant of environmental clearance, or execution of the Builder-Buyer Agreement, whichever is later. However, neither party has furnished the details of these relevant dates. Accordingly, both parties are hereby directed to submit the aforesaid details with proper relevant details.*
4. *Perusal of complaint no. **1993 of 2024**, reveals that complainants have taken loan from ICICI bank and an amount of ₹4,66,990/- was disbursed by the bank. Complainants has nowhere attached the details whether said loan is cleared or continuing. Therefore, complainants are directed to file the details regarding clearance of loan or if not, details of pending loan amount.*
5. *Complainants are directed to submit required documents with advance copies supplied to the opposite party at least two weeks prior to the next date of hearing.*
6. *Case is adjourned to **02.02.2026**.*



2. In compliance of last order, neither of the parties have placed on record any documents till date.
3. Today, ld counsel for the respondents requested for some more time to argue the case and to file the relevant documents.
4. Ld. counsel for the complainants stated that he will also file the relevant documents shortly.
5. Both the parties are directed to comply with the directions passed in the order dated 03.11.2025.
6. Case is adjourned to **16.03.2026** for arguments.



.....
NADIM AKHTAR
[MEMBER]