



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 2107 OF 2023

Mathura Prasad Sharma and Seema Sharma

....COMPLAINANT(S)

Versus

Raheja Developers Ltd.

....RESPONDENT No.1

PNB Housing finance Ltd.

....RESPONDENT No.2

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

**Member
Member**

Date of Hearing: 11.03.2025

Hearing: 5th

Present: - Adv. Akshat Mittal, Ld. Counsel for the Complainant
Adv. Manika proxy for Harshit Battra, Ld. Counsel for the Respondent
no.2
Adv. Charandeep Singh, Ld. Counsel for Respondent no. 2

ORDER

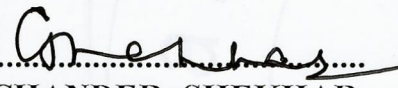
1. Perusal of complaint file reveals that notice was issued to respondent no.1 on 06.10.2023 which got successfully deliver on 12.10.2023.

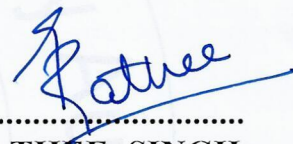
2. On hearing dated 07.11. 2023 Authority had granted an opportunity to respondent no.1 to file reply. Thereafter, on 27.02.2024 due to non-completion of quorum case was adjourned to 21.05.2024. On 21.05.2024 none appeared on behalf of respondent no.1. On 21.03.2024, complainants filed an application for impleadment of PNB Housing Finance Ltd. as Respondent no.2. and matter was adjourned to 24.09.2024. 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 the respondent no.1 nor was respondent no.1 represented by anyone. Therefore Authority granted last opportunity to respondent no. 1 to file reply alongwith additional of Rs. 10,000/- payable to Authority and Rs. 5,000/- payable to complainant. Authority also directs office of Authority to serve notice to respondent no. 2.
4. However, today for the first time Adv. Manika proxy counsel for Harshit Battra , appeared on behalf of respondent no.1 and Adv. Charandeep Singh, appeared for respondent no.2. Both Ld. counsels 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 no.1 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 no.1 and if respondent no.1 fails to file reply matter shall be decided on the basis of documents on file. Furthermore Authority also directs respondent no.2 to file reply within three weeks with an advance copy supplied to opposite party.

6. Case is adjourned to 29.07.2025


CHANDER SHEKHAR
[MEMBER]


Dr. GEETA RATHEE SINGH
[MEMBER]