



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 268 OF 2025

Suraj Kumar

.....COMPLAINANT

Versus

1. Vatika Ltd
2. Vatika IT Parks Ltd

.....RESPONDENTS

CORAM:	Parneet S Sachdev	Chairman
	Nadim Akhtar	Member
	Dr. Geeta Rathee Singh	Member
	Chander Shekhar	Member

Date of Hearing: 07.08.2025

Hearing: 2nd

Present: Ms. Shreya Narayan, Counsel for the complainant through VC.
Ms. Navneet, Counsel for the respondent through VC.

ORDER (PARNEET S SACHDEV-CHAIRMAN)

1. As per office record, respondent has filed short reply in registry on 06.08.2025 with advance copy supplied to complainant.
2. Today, ld. counsel for complainant pressed upon relief of refund along with interest stating that unit in question pertains to Tower-C and respondent has not yet obtained Occupation Certificate for said tower.

She further made a statement that relief of assured returns be allowed to be withdrawn.

3. In reply, ld. counsel for respondent argued that date be given for arguments as reply has just been filed on 06.08.2025. Further, she stated issue of Assured returns is pending before Hon'ble High Court on 25.08.2025.
4. In these circumstances, Authority observes that respondent was granted time to file reply, i.e. upto 06.07.2025 vide previous order dated 03.04.2025. However, reply has been filed by respondent on 06.08.2025. Now, respondent wants more time to argue the case. Relevant part of the previous order is reproduced below for reference:-

“ It is pertinent to mention here that captioned cases notices stand delivered to the respondents in month of March, 2025 and all are heard today, i.e., 03.04.2025 where the respondents sought time to file reply, and are now adjourned to 07.08.2025, thereby providing over five months for the respondents to file their replies. In summary proceedings, strict adherence to stipulated timelines is vital to harmonize the principles of natural justice with the objective of swift adjudication. Parties are expected to file their submissions within the prescribed period to avoid unwarranted delays and facilitate the fair and efficient resolution of the matter.


Therefore, Authority gives another opportunity of to the respondents to file the reply by 6th July 2025 with an advance copy supplied to the respective complainant. Complainants are at liberty to file rejoinder, if any, with an advance copy supplied to the respondent by 26th July 2025. These dates maybe adhered to strictly.

Cases are adjourned to 07.08.2025.”

5. Since March, 2025 the respondent is aware of the present complaint and sufficient time of over four months has already been given to respondent to file reply/submissions/claim. After availing the opportunity,

respondent chose to file a reply in registry on 06.08.2025. At this stage, case cannot be simply adjourned to next date (for 2 months) for arguments/presenting the case. Authority is duty bound to deal with complaint cases in summary manner and relevant documents/submissions have already been placed on record by the parties. Matter will be now be considered/decided on merit on the basis of available record.

6. Case is adjourned to 09.10.2025 for final consideration.


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CHANDER SHEKHAR
[MEMBER]


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DR. GEETA RATHEE SINGH
[MEMBER]


.....
NADIM AKHTAR
[MEMBER]


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PARNEET S SACHDEV
[CHAIRMAN]