



## HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: [www.haryanarera.gov.in](http://www.haryanarera.gov.in)

### 1. COMPLAINT NO. 2740 OF 2022

Suman Sharma & Anr. .... COMPLAINANT

Versus

Express Projects Pvt. Ltd .....RESPONDENT

### 2. COMPLAINT NO. 2853 OF 2022

Suvercha Bhardwaj & Anr. ....COMPLAINANT

Versus

Express Projects Pvt. Ltd .....RESPONDENT

### 3. COMPLAINT NO. 2274 OF 2022

Priyanka Arora .....COMPLAINANT

Versus

Express Projects Pvt. Ltd .....RESPONDENT

### 4. COMPLAINT NO. 2275 OF 2022

Sujata Kumari & Anr. ....COMPLAINANT

Versus

Express Projects Pvt. Ltd .....RESPONDENT

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**5. COMPLAINT NO. 2290 OF 2022**

Shashank Jain & Anr. ....COMPLAINANT

Versus

Express Projects Pvt. Ltd .....RESPONDENT

**6. COMPLAINT NO. 2291 OF 2022**

Sachin Sharma & Anr. ....COMPLAINANT

Versus

Express Projects Pvt. Ltd .....RESPONDENT

**7. COMPLAINT NO. 2292 OF 2022**

Bimla & Anr. ....COMPLAINANT

Versus

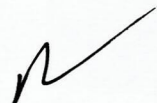
Express Projects Pvt. Ltd .....RESPONDENT

**8. COMPLAINT NO. 2293 OF 2022**

Neeraj Gautam & Anr. ....COMPLAINANT

Versus

Express Projects Pvt. Ltd .....RESPONDENT



**9. COMPLAINT NO. 2305 OF 2022**

Namita Sharma .....COMPLAINANT

Versus

Express Projects Pvt. Ltd .....RESPONDENT

**10.COMPLAINT NO. 1046 OF 2024**

Surinder Kumar Tagra .....COMPLAINANT

Versus

Express Projects Pvt. Ltd .....RESPONDENT

**11.COMPLAINT NO. 155 OF 2024**

Sudarshan Kumar Satija .....COMPLAINANT

Versus

Express Projects Pvt. Ltd .....RESPONDENT

**12.COMPLAINT NO. 857 OF 2024**

Raj Bala Jain .....COMPLAINANT

Versus

Express Projects Pvt. Ltd .....RESPONDENT

CORAM:

**Parneet Singh Sachdev**

**Chairman**

**Nadim Akhtar**

**Member**

**Chander Shekhar**

**Member**



Date of Hearing: 24.04.2025

Hearing: 11<sup>th</sup> in all cases except  
4<sup>th</sup> in complaint no. 1046/2024  
5<sup>th</sup> in complaint no. 155/2024  
3<sup>rd</sup> in complaint no. 857/2024

Present: Mr. Akshat Mittal, Counsel for the complainants in all cases  
Except Complaint no. 155/2024  
Mr. Chaitanya Singhal, Counsel for Complainant through  
VC in complaint no. 155/2024.  
Mr. Kamaljeet Dahiya, Counsel for the respondent in all  
Cases.

**ORDER (PARNEET S. SACHDEV-CHAIRMAN)**

1. Ld. Counsel for respondent has submitted that appeals have been filed in captioned complaints, bearing no. H-REAT-778-2024, H-REAT-784-2024, H-REAT-778-2024, H-REAT-781-2024, H-REAT-775-2024, H-REAT-783-2024, H-REAT-777-2024. Said appeals were listed yesterday before Hon'ble Real Estate Appellate Tribunal. However, due to suspension of work, matters could not be taken up for hearing. Now, appeals are listed for hearing on 24.07.2025. He



requested that captioned complaints be posted beyond the date fixed in appeals.

2. In reply to it, Id. Counsel for complainants stated that core issue involved herein is the 'non-construction penalty'. This issue has not been adjudicated by the authority because the fundamental point regarding maintainability had to be decided first. It is on that issue, the respondent is in appeal. Further, he stated that no order of stay has been passed by Hon'ble Real Estate Appellate Tribunal. Further, he argued that respondent has not completed the project as electricity sub-station and club has not been provided at site.
3. In respect of electricity and club, Id. Counsel for respondent argued that documentary evidence should be referred by complainant to support their cases. Further, he stated that as such filing of appeal will be rendered infructuous if Authority decides to proceed further with captioned complaints.
4. Considering aforesaid submissions, Authority is of view that one last opportunity can be provided to the parties as requested. Further, in respect of development at project site, complainants are directed to file specific details in respect of each of the amenities with proper documentary proof within next 3 weeks with advance copy supplied to



respondent. Respondent is at liberty to file reply to it, if any within next 3 weeks.

5. Cases are adjourned to 11.09.2025 for arguments.

  
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**CHANDER SHEKHAR**  
[MEMBER]

  
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**NADIM AKHTAR**  
[MEMBER]

  
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**PARNEET S. SACHDEV**  
[CHAIRMAN]