



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 428 OF 2024

Subhash Chand Goel

....COMPLAINANT

Versus

M/S Parsvnath Developers Ltd.

....RESPONDENT

2. COMPLAINT NO. 429 OF 2024

Ashok Kumar Goel

....COMPLAINANT

Versus

M/S Parsvnath Developers Ltd.

....RESPONDENT

3. COMPLAINT NO. 431 OF 2024

Parveen Kumar

....COMPLAINANT

Versus

M/S Parsvnath Developers Ltd.

....RESPONDENT

Date of Hearing: 06.04.2026

Hearing: 5th (in all complaints)

Present: Mr. Chaitanya Singhal, Id. counsel for the complainants through VC (in all complaints).

Adv. Rupali Verma counsel for the respondent through VC (in all complaints).

ORDER(NADIM AKHTAR - MEMBER)

1. Learned Counsel for the complainant submitted that he is advancing arguments in complaint No. 428 of 2024, and the same may also be treated as applicable to complaint Nos. 429 of 2024 and 431 of 2024, as the issues involved therein are identical.
2. Learned Counsel for the complainant further submitted that the original allottee had booked a plot measuring 400 sq. yards on 09.02.2005 in the respondent's present and future projects situated at Sonipat. It was submitted that an amount of ₹11,00,000/- has already been paid towards the basic sale price of ₹22,00,000/-. The complainant stepped into the shoes of the original allottee on 20.01.2006. It was further contended that no Builder Buyer Agreement has been executed between the parties till date.
3. It was submitted that since 2006, the complainant has been repeatedly visiting the office of the respondent seeking possession of the said plot, however, possession has not been offered. Learned Counsel for the complainant submitted that the present complaint is squarely covered by the judgment passed in Complaint No. 723 of 2019 titled Nishant Bansal vs. Parsvnath Developers Ltd.. He further submitted that a similar order has also been passed by this Authority in Complaint No. 390 of 2023 titled Ashwani Makkar and Ashok Makkar vs. Parsvnath Developers Ltd. vide order dated 09.03.2026.
4. Per contra, Learned Counsel for the respondent submitted that the last payment in the present matter was made in the year 2006 and thereafter the complainant



remained silent for nearly 20 years without initiating any legal action. It was further submitted that neither any allotment has been made nor any builder buyer agreement has been executed between the parties and, therefore, no enforceable claim subsists in favour of the complainant. She further contended that the complaint is liable to be dismissed being hopelessly barred by limitation, as even Civil Courts do not entertain claims after the lapse of 12 years.

5. Upon a specific query raised by this Authority regarding the steps taken by the complainant to assert his rights during the period 2006 to 2024, Learned Counsel for the complainant submitted that the complainant had visited the office of the respondent on numerous occasions, however, no fruitful outcome emerged during the said period.
6. Arguments heard. Case is adjourned to 03.08.2026 for further arguments and consideration.



.....
NADIM AKHTAR
[MEMBER]