



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 466 OF 2025

Mr. Deepak Kumar

....COMPLAINANT

VERSUS

1. Aegis Value Homes Ltd
2. Divey Dhamija
3. Executive Officer
4. Director Town and Country Panning Department, Chandigarh

....RESPONDENTS

CORAM:

Parneet S Sachdev	Chairman
Nadim Akhtar	Member
Chander Shekhar	Member

Date of Hearing: 15.01.2026

Hearing: 3rd

Present: - Adv. Ashwarya Bajaj, Counsel for the complainant through VC
Adv. Neeraj Goel, Counsel for the respondent no.1

ORDER (PARNEET SINGH SACHDEV - CHAIRMAN)

1. As per last order dated 18.09.2025, respondent was directed to file reply by 20.11.2025. Since last hearing *57 days have already been passed and*

respondent instead of filing reply has sought one more opportunity to file reply.

2. In the case of **Shiv Cotex v. Tirgun Auto Plast (2011) 9 SCC 678**, the Hon'ble Apex Court has stated as below:-

“No litigant has a right to abuse the procedure provided in CPC. Adjournments have grown like cancer corroding the entire body of justice delivery system.” (para 16).

Similarly in para 17 of the order, the Hon'ble Apex court recorded as below

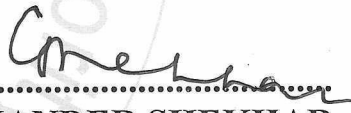
“A party to the suit is not at liberty to proceed with the trial at its leisure and pleasure and has no right to determine when the evidence would be let in by it or the matter should be heard. The parties to a suit — whether the plaintiff or the defendant — must cooperate with the court in ensuring the effective work on the date of hearing for which the matter has been fixed. If they don't, they do so at their own peril.”

3. However, in order to provide natural justice, another opportunity is being provided. Any further adjournment request or any delay in providing details beyond the date in this order will attract the defence being struck off. This is in line with the observations of the Hon'ble Supreme court in the case cited supra as below



“Even appellate or revisional courts should not override lower courts’ procedural controls out of sympathy for a party’s high stakes.”

4. Respondent is given an opportunity to file reply along with cost of ₹ 5000/- payable to Authority and ₹ 2000/- payable to complainant by 22nd January 2026 with advance copy supplied to complainant. Complainant is at liberty to file rejoinder by 5th February 2026 with advance copy supplied to respondent. Parties are directed to exchange the copies well within prescribed time, if parties fail to file documents on date mentioned in the order. **Said documents will not be considered.** No further opportunity will be granted to any of the parties. In case parties fail to comply with timelines mentioned above, the cases will be decided on merits keeping in view the documents on record.
5. Case is adjourned to 12.02.2026.


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CHANDER SHEKHAR
[MEMBER]


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NADIM AKHTAR
[MEMBER]


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PARNEET S SACHDEV
[CHAIRMAN]