



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 469 OF 2024

Amuit Kumar

....COMPLAINANT

VERSUS

Aarcity Builders Pvt. Ltd.

....RESPONDENT

CORAM:

Parneet S Sachdev

Chairman

Dr. Geeta Rathee Singh

Member

Chander Shekhar

Member

Date of Hearing: 13.11.2025

Hearing: 5th

Present: - Adv. Anurag Jain, Counsel for complainant through Video call
Adv. Neeraj Goel, Counsel for the respondent

ORDER (PARNEET SINGH SACHDEV - CHAIRMAN)

1. Captioned complaint was listed for hearing on 04.09.2025. However due to constitution of Benches, matter has been taken up today for hearing.
2. Adv. Anurag Jain, Counsel for complainant briefly stated the facts of the case that complainant was allotted unit bearing no. 101 in Tower-C2, vide

agreement dated 26.09.2013 by respondent for total sale consideration of ₹ 37,65,944/- out of which ₹ 25,50,556/- stands paid by the complainant to respondent in year 2014. Further, when complainant visited the site in year 2014, he had found that work is stand still and only 40 % of the structure has got completed. Meanwhile, many other allottees have reached before Authority by way of complaint no. 813 of 2018, whereby Authority issued a mandate that allottees of Tower C2 be relocated to other towers of 1st phase of project which is soon to be completed. Accordingly, respondent offered the alternate unit in Tower-B for which a new builder buyer agreement was executed between parties on 20.05.2022 and unit no. 0903 in Tower B was allotted to the complainant. Thereafter, complainant has not received any demand letter per se new allotted unit.

3. Adv. Neeraj Goel, Counsel for respondent argued that after executing new agreement dated 20.05.2022 for unit bearing no. 903- in Tower-B. Respondent had issued fit out letter on 22.08.2022 to complainant and complainant had replied to the same saying that he is interested in the unit, however is waiting for loan approval for the unit in question. Meanwhile, One allottee namely, Ms. Shally Rathi who was also shifted from other tower to the present Tower B was ready to pay the amount for the unit in question. Since complainant wanted to wait for loan and period of almost nine months



was lapsed, respondent had sold the unit to Ms. Shally Rathi on 30.10.2023. Now respondent is ready to give any other alternative flat to complainant available in Tower-A.

4. To, this counsel for complainant agreed, accordingly Authority directs respondent to give concrete offer to complainant giving specifically available unit with numbers and all details in Tower A in writing to complainant by **20 December 2025**. The terms and conditions shall remain the same as agreed to by the allottee in original allotment and nothing beyond the original price shall be charged. If there is any objection to the offer made by respondent, complainant may file the same by 2nd January 2026 with advance copy supplied to respondent.
5. Case is adjourned to **22.01.2026** for final arguments.

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CHANDER SHEKHAR
[MEMBER]

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DR. GEETA RATHEE SINGH
[MEMBER]

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PARNEET S SACHDEV
[CHAIRMAN]