



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 Singh Sachdev
Nadim Akhtar
Dr. Geeta Rathee Singh

Chairman
Member
Member

Date of Hearing: 22.01.2026

Hearing: 6th

Present: - Adv. Anurag Jain, Counsel for complainant through Video call
Sh. Rajeev Yadav, Counsel for the respondent through VC

ORDER (PARNEET SINGH SACHDEV - CHAIRMAN)

1. As per last order dated 13.11.2025, following directions were issued by the Authority:

“ 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.”

2. Adv. Anurag Jain, Counsel for complainant stated that in compliance of above direction respondent had offered unit bearing no. 1406 in Tower A of respondent project. He further apprised the Authority that he has not accepted the said offer since unit offered i.e. 1406 is under dispute and as per public notice issued on 26.11.2025, the said unit belongs to “Hisar Real Estate Pvt. Ltd.” This conduct of respondent offering unit which is under dispute shows its malafide intention to not comply with the orders of the Authority in letter and spirit. Furthermore, the complainant prayed for possession of unit which is free from all kind of encumbrances since complainant has already paid his hard earned money amounting to ₹ 25.50 lacs to respondent from year 2013 which is being utilized by the respondent till date.
3. In view of above, Authority put forth query to the counsel for complainant whether there is any document placed on record by the complainant which shows that the unit offered by respondent vide email date 05.12.2025 is under any kind of dispute or not free from encumbrances. To, this counsel for complainant was unable to produce any document/evidence which proves the contention raised by complainant in para 2 of this order.



4. In interest of justice, complainant is given one opportunity to file his written submissions with regard to the issues involved in offer made via email dated 05.12.2025 by respondent. Said submissions be filed by **19.02.2026** with advance copy supplied to opposite party. Respondent is at liberty to file reply, if any, to the written submission filed by complainant by **09.03.2026** with advance copy supplied to complainant.
5. Case is adjourned to **21.05.2026**.


.....
DR. GEETA RATHEE SINGH
[MEMBER]


.....
NADIM AKHTAR
[MEMBER]


.....
PARNEET S SACHDEV
[CHAIRMAN]