



# HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

## COMPLAINT NO.553 OF 2024

Urmila Devi Sharma

...COMPLAINANT

Versus

Shiv Sai Infrastructure Pvt. Ltd.

...RESPONDENT

**CORAM:**            **Dr. Geeta Rathee Singh**            **Member**  
                              **Chander Shekhar**                            **Member**

**Date of Hearing:** 28.01.2025

**Hearing:**            2<sup>nd</sup>


**Present:**        None for complainant.

Adv. Rajesh Goswami, Id. counsel for respondent, through VC.

### ORDER

1. On the last hearing dated 10.09.2024, Authority had ordered complainant to collect dasti notice form office of Authority and to file service report of the same in the registry of Authority. Dasti was collected and same was served on respondent on 28.11.2024.

2. Today, Adv. Rajesh Goswami appeared on behalf of respondent and submitted that he has filed a short reply in the matter. However on perusal of file it is observed that no reply has been received till date by Authority.
3. Further, Id. counsel for respondent submitted that captioned complaint is not maintainable as it is barred by res judicata. He submitted that complainant had already filed a complaint before Consumer Court and same was decided as well. Further, occupation certificate has already been received in said project and conveyance deed has been executed in favor of complainant way back in 2013. Furthermore, complainant is already residing in said unit, thus no right accrues in favor of complainant to file the present case.
4. As per the submissions made by Id. counsel for respondent, present complaint has been filed after execution of conveyance deed; such cases where complaint is filed subsequent to execution of conveyance deed are been heard by the full bench of Authority. Hence, the present complaint is referred to the full bench of the Authority. Matter be listed before the full bench on 01.05.2025.

  
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CHANDER SHEKHAR  
[MEMBER]

  
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DR. GEETA RATHEE SINGH  
[MEMBER]