



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 491 OF 2022

Jagdish

...COMPLAINANT

VERSUS

Housing Board Haryana,
through its Estate Manager, Panipat.

....RESPONDENT

2. COMPLAINT NO. 520 OF 2022

Geeta Rani

...COMPLAINANT

VERSUS

Housing Board Haryana, Estate Branch, Panipat

....RESPONDENT

3. COMPLAINT NO. 530 OF 2022

Sanjiv Kumar

...COMPLAINANT

VERSUS

Housing Board Haryana, Estate Branch, Panipat

....RESPONDENT

4. COMPLAINT NO. 531 OF 2022

Sunita Devi

...COMPLAINANT

VERSUS

Complaint nos. 491, 520, 530, 531, 532, 623, 634, 635, 636, 638,
639, 643, 645, 772, 773, 774, 778, 780, 782, 786, 790, 791, 1422, 1423 of 2022.

Housing Board Haryana, Estate Branch, Panipat ...RESPONDENT

5. COMPLAINT NO. 532 OF 2022

Jitender Kumar Mittal and anothers ...COMPLAINANTS

VERSUS

Housing Board Haryana, Estate Branch, Panipat ...RESPONDENT

6. COMPLAINT NO. 623 OF 2022

Ashok Kumar ...COMPLAINANT

VERSUS

Housing Board Haryana, Estate Branch, PanipatRESPONDENT

7. COMPLAINT NO. 634 OF 2022

Chander Bhan ...COMPLAINANT

VERSUS

Housing Board Haryana, Estate Branch, PanipatRESPONDENT

8. COMPLAINT NO. 635 OF 2022

Karampal Singh ...COMPLAINANT

VERSUS

Housing Board Haryana, Estate Branch, PanipatRESPONDENT



Complaint nos. 491, 520, 530, 531, 532, 623, 634, 635, 636, 638,
639, 643, 645, 772, 773, 774, 778, 780, 782, 786, 790, 791, 1422, 1423 of 2022.

9. COMPLAINT NO. 636 OF 2022

Mohinder Singh

...COMPLAINANT

VERSUS

Housing Board Haryana, Estate Branch, Panipat

....RESPONDENT

10. COMPLAINT NO. 638 OF 2022

Nidan Singh

...COMPLAINANT

VERSUS

Housing Board Haryana, Estate Branch, Panipat

....RESPONDENT

11. COMPLAINT NO. 639 OF 2022

Parveen

...COMPLAINANT

VERSUS

Housing Board Haryana, Estate Branch, Panipat

....RESPONDENT

12. COMPLAINT NO. 643 OF 2022

Rajender Gupta

...COMPLAINANT

VERSUS

Housing Board Haryana, Estate Branch, Panipat

....RESPONDENT

13. COMPLAINT NO. 645 OF 2022

Rajesh Kumari

...COMPLAINANT

VERSUS

Housing Board Haryana, Estate Branch, Panipat

....RESPONDENT



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14. COMPLAINT NO. 772 OF 2022

Arun ...COMPLAINANT

VERSUS

Housing Board Haryana, Estate Branch, PanipatRESPONDENT

15. COMPLAINT NO. 773 OF 2022

Hansika ...COMPLAINANT

VERSUS

Housing Board Haryana, Estate Branch, PanipatRESPONDENT

16. COMPLAINT NO. 774 OF 2022

Parmilla Devi ...COMPLAINANT

VERSUS

Housing Board Haryana, Estate Branch, PanipatRESPONDENT

17. COMPLAINT NO. 778 OF 2022

Parvesh Khapra and others ...COMPLAINANTS

VERSUS

Housing Board Haryana, Estate Branch, PanipatRESPONDENT

18. COMPLAINT NO. 780 OF 2022

Pushp Lata ...COMPLAINANT

VERSUS



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Housing Board Haryana, Estate Branch, PanipatRESPONDENT

19. COMPLAINT NO. 782 OF 2022

Ram Niwas ...COMPLAINANT

VERSUS

Housing Board Haryana, Estate Branch, PanipatRESPONDENT

20. COMPLAINT NO. 786 OF 2022

Rupesh Kundu ...COMPLAINANT

VERSUS

Housing Board Haryana, Estate Branch, PanipatRESPONDENT

21. COMPLAINT NO. 790 OF 2022

Vaishali Kundu ...COMPLAINANT

VERSUS

Housing Board Haryana, Estate Branch, PanipatRESPONDENT

22. COMPLAINT NO. 791 OF 2022

Sumitra Devi ...COMPLAINANT

VERSUS

Housing Board Haryana, Estate Branch, PanipatRESPONDENT

23. COMPLAINT NO. 1422 OF 2022

Anil Kumar ...COMPLAINANT



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VERSUS

Housing Board Haryana, Estate Branch, PanipatRESPONDENT

24. COMPLAINT NO. 1423 OF 2022

Jagdish ...COMPLAINANT

VERSUS

Housing Board Haryana, Estate Branch, PanipatRESPONDENT

**CORAM: Nadim Akhtar
Chander Shekhar**

**Member
Member**

Date of Hearing: 04.08.2025

Hearing: 12th

Present: Adv. Kamaljeet Dahiya, ld. counsel for complainant in all cases.
Adv. Arvind Seth, ld. counsel for respondent through VC in all cases.

ORDER (NADIM AKHTAR-MEMBER)

1. Ld. counsel for complainant(s) appeared and stated that he is filing the written submissions today itself in the registry. Further, he stated that complainant(s) are entitled for delay interest as respondent failed to handover the possession of the unit(s) within the prescribed period of time. Also, respondent had made the offer of possession with respect to unit(s) in question but said offer was not valid as per the terms of law because basic amenities were not available in the project. The



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project of the respondent is ongoing as respondent failed to register the project. For that reason suo motu complaint be initiated against the respondent and penalty be imposed on the respondent for non registration of the project. He submitted that respondent in its reply stated that respondent does not falls under the ambit of RERA Act of 2016 as it is a statutory body and is governed by its own Act, Rules and Regulations. Said plea of the respondent be rejected as RERA Act, 2016 is a special Act passed by the parliament and will prevail over an Act passed by the legislature of State, therefore, the project of respondent is well within the ambit of RERA Act of 2016.

2. Ld counsel for the respondent stated that he had filed the requisite documents in compliance of last order. Further, he submitted that possession offered by the respondent is valid in terms of law as occupation certificate has been received by the respondent from the competent Authority. He further submitted that all the basic amenities were available at the time of handing over the possession of unit(s) as same is clear from the documents on record. The price of the unit(s) were tentative at the time of advertisement and final price was to be determined later on, after expenditure on the cost of the project. Respondent do not require any license for development as per exemption granted under Section 18 of the Haryana Development and



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Regulation of Urban Areas Act, 1975. As construction works were completed before 30.03.2016, therefore, project of respondent is not an ongoing project and provisions of RERA Act, 2016 are not applicable. Allotment of the complainant was governed by the terms and conditions mentioned in brochure of the scheme and it was specifically mentioned that allotment shall be subject to the provisions of Haryana Housing Board Act 1971 and Rules and Regulations framed thereunder. Therefore, conclusively RERA Act of 2016 is not applicable on respondent, and hence, above complaints are not maintainable. As per the statutory provisions of Housing Board Haryana Regulations 1972, no interest is payable to the complainant(s).

3. Arguments heard from both the parties. Counsel for complainants is directed to file the written submissions today itself as submitted during hearing by him.
4. Cases are adjourned to 03.11.2025 for arguments and consideration.


CHANDER SHEKHAR
[MEMBER]


NADIM AKHTAR
[MEMBER]