



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 70 OF 2024

Parikrama Residents Welfare Association

....COMPLAINANT

VERSUS

1. Suncity Projects Private Limited
2. Santur Developers Private Limited

....RESPONDENTS

CORAM: Parneet S Sachdev
Dr. Geeta Rathee Singh
Chander Shekhar

Chairman
Member
Member

Date of Hearing: 21.08.2025

Hearing: 8th

Present: - Mr. Vivek Sethi, counsel for the complainant through VC.
Ms . Navneet, counsel for the respondents through VC.

ORDER (PARNEET S SACHDEV- CHAIRMAN)

1. As per last order dated 22.05.2025, respondents were provided a last opportunity to file their reply and parties were further directed to file copies of the Occupation Certificates for the respective towers, the Completion Certificate for

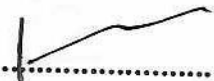
the entire project, along with the service estimates and service plans in the registry. However, till date, no such documents have been received in the registry.

2. Today, Ld counsel for complainant appeared and submitted that the respondents have recently advertised for sale of parking spaces separately and have published such advertisement in the newspaper two days ago.
3. On the other hand, the counsel for respondents submitted that the maintainability of the present complaint has already been challenged by the respondents by way of Appeal No. 652-2025 filed before the Hon'ble Haryana Real Estate Appellate Tribunal (HREAT), which is yet to be listed. It was further contended that the reliefs sought fall within the domain of the Haryana Apartment Ownership Act, 1983, and not under the RERD Act.
4. Having heard both sides, Authority is of the view that since there is a dispute involving the project, the respondent should not be advertising or selling as it has done. Accordingly, the respondents are directed not to create any third-party rights in respect of parking spaces or any other part of the project, and to maintain strict status quo until further orders of this Authority.
5. Further, Ld. Counsel for complainant is also directed to file the proof of the alleged newspaper advertisement to support his claim. It is further reiterated that the complainant shall also submit the Occupation Certificates for the respective towers, the Completion Certificate for the entire project, along with the service estimates and service plans in the registry as previously directed by 10.09.2025.

6. Respondents are further given liberty to file written submissions, if any with an advance copy supplied to the complainants by 05.09.2025.
7. Case is adjourned to 18.09.2025.


CHANDER SHEKHAR
[MEMBER]


DR. GEETA RATHEE SINGH
[MEMBER]


PARNEET S SACHDEV
[CHAIRMAN]