



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 792 OF 2022

Ramesh Kumar

.....COMPLAINANT

Versus

Vatika Ltd.

.....RESPONDENT

CORAM:

**Parneet S Sachdev
Nadim Akhtar
Dr. Geeta Rathee Singh
Chander Shekhar**

**Chairman
Member
Member
Member**

Date of Hearing: 30.10.2025

Hearing: 11th

Present: None for the complainant.

Ms. Vertika H. Singh, Counsel for the respondent, through
VC.

ORDER (PARNEET S SACHIDEV-CHAIRMAN)

1. None appeared on behalf of the complainant. Id. counsel for respondent appeared and informed that there is an adjournment request on behalf of Id. counsel for the complainant.
2. Request allowed. However, it is pertinent to note that the Id. counsel for the complainant vide order dated 09.07.2024, was directed to ensure compliance with Regulation 8(dd) of the Haryana Real Estate Regulatory Authority (Adjudication of Complaints) Regulations, 2018.
3. In compliance therewith, the complainant submitted an application on 22.10.2024. Upon perusal of the said application, it is observed that the requisite receipts supporting the same have not been enclosed.
4. Accordingly, complainant is given an opportunity to file the said receipts. In case, receipts are not available, complainant has to file an affidavit wherein, a chart in tabular form be prepared, mentioning therein the exact amounts of money paid with dates on which said amounts were paid by the complainant to the respondent. Said affidavit should be duly supported by bank statement of the account of the complainant from which payments were made, highlighting the entries of amount paid.
5. Additionally, it is also observed that the complainant has annexed documents that pertains to be executed between original allottee and the respondent. However, since the complainant is not the original allottee,



it becomes essential to establish the manner in which the complainant has derived his rights to pursue the present. The complainant is therefore directed to place on record documentary proof substantiating the transfer of rights, if any, in his favour.

6. In light of the foregoing, the complainant is hereby granted a final opportunity to file written submissions before this Authority, accompanied by all relevant documentary evidence including receipts/ bank statement substantiating his claim by **15.12.2025**. Any information filed after 15-12-2025 will not be considered. No further opportunity shall be granted in this regard, and the matter shall thereafter be adjudicated on merits based on the material available on record.
7. Adjourned to **15.01.2026** for final arguments.


CHANDER SHEKHAR
[MEMBER]


DR. GEETA RATHEE SINGH
[MEMBER]


NADIM AKHTAR
[MEMBER]


PARNEET S SACHDEV
[CHAIRMAN]