



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 817 OF 2022

Ramesh Kumar

.....COMPLAINANT

Versus

1. Vatika Ltd.
2. Anjali Jain
3. Gulshan Kumar Kalra
4. Sudhir Kumar Kalra
5. Luxmi Batra

.....RESPONDENTS

CORAM:

Parneet S Sachdev
Nadim Akhtar
Chander Shekhar

Chairman
Member
Member

Date of Hearing: 15.01.2026

Hearing: 12th

Present: Mr. Brijesh Singh, Counsel for the complainant, in person.
Ms. Vertika H. Singh, Counsel for the respondent, through
VC.

ORDER (PARNEET S SACHDEV-CHAIRMAN)

1. Today, Ld. counsel for the complainant appeared and submitted that the booking of the unit in question was made in the year 2011 by the original allottee, and that an amount of ₹9,30,625/- has been paid

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towards the total sale consideration till date. It was further submitted that the original allottee and the complainant signed a sale agreement on 2011. However, the complainants time and again visited the office of the respondent to get the said unit transferred in favour of the present complainant which was not done by respondent. He contended that the sale consideration amount was paid by the complainant to the original allottee vide cheques. It was further submitted that the complainant addressed written representations to the respondent and in continuation thereof, also issued a legal notice and lodged police complaint in the year 2021, however, no redressal was granted by the respondent.

2. Ld. counsel for the respondent submitted that the present complainant has no locus standi to maintain the complaint, as no agreement was ever executed between the respondent and the present complainant. It was contended that there exists no privity of contract between the complainant and the respondent no. 1. Ld. counsel submitted that in the present case, respondent no. 3 to 5 were chronic defaulters who defaulted in making payments on time. That thereafter the respondent issued cancellation notices from 2018 onwards, and ultimately, being left with no alternative, the allotment was finally cancelled in the year 2019, vide cancellation letter dated 10.07.2019. She further submitted that as on date third-party rights have already been created in respect of the said unit.

3. Arguments heard. Case is adjourned to 19.02.2026 for further arguments and consideration.


CHANDER SHEKHAR
[MEMBER]


NADIM AKHTAR
[MEMBER]


PARNEET S SACHDEV
[CHAIRMAN]

