



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO.876 OF 2023

Raj Kumar Gupta

....COMPLAINANT

Versus

Parsvnath Builders Ltd.

....RESPONDENT

2. COMPLAINT NO.877 OF 2023

Rajeev Kumar Goyal

....COMPLAINANT

Versus

Parsvnath Builders Ltd.

....RESPONDENT

Date of Hearing: 08.12.2025

Hearing: 6th

Present: Adv. Ketan Antil, counsel for the complainant through VC.

Adv. Neetu Singh, counsel for the respondent through VC.

ORDER(NADIM AKHTAR - MEMBER)

1. In terms of the last order dated **21.08.2025**, this Authority had passed two specific directions, namely:
 - (i) Complainants were directed to place on record documentary evidence, if any, showing the efforts made by them during the period **2009 to 2023** after payment of the entire consideration amount, for obtaining possession and execution of the Builder Buyer Agreement; and
 - (ii) Complainants were further directed to clarify as to how the present complaints are claimed to be at par with the case of *Nishant Bansal*, particularly when in that matter there was no mention of any specific project or unit number.
2. Today, learned counsel for the complainants appeared and submitted that the complainants are seeking possession of their booked unit as relief in the present complaints from the Authority.
3. Upon enquiry by the Authority as to whether the complainants have complied with the directions contained in the last order, learned counsel for the complainants submitted that, with respect to the first direction, the complainants had only issued a legal notice in the year 2022 to the respondent seeking status of their unit. It was further admitted that no proof of official written communication was placed on record for the period 2009 to 2023,



though it was claimed that oral communications were allegedly made with the respondent for possession of the unit. With respect to the second direction, learned counsel for the complainants submitted that the present complaints are similar to the case of *Nishant Bansal* on the ground that the complainants were allotted a unit, however, no substantial progress has been made in the construction of the unit.

4. Per contra, learned counsel for the respondent submitted that the facts of the present complaints are identical to Complaint No. 279 of 2024, which has already been dismissed by this Authority on merits, and prayed that the present complaints also be decided in terms of the said decision.
5. Arguments heard, Case is adjourned to 02.02.2026 for further arguments and consideration.



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NADEEM AKHTAR
[MEMBER]