

Edenwood Towers Faridabad RWA Moves HRERA Over Alleged Sale of Common Visitor Parking

Association cites Rule 2(h) of the Haryana RERA Rules and the Supreme Court's Nahalchand ruling, under which common stilt and visitor parking cannot be sold as private units.

The screenshot shows the HRERA website interface. At the top, there's a header with the Haryana Government logo and the text "HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA". Below this, a section titled "Comprehensive Complaint Details" displays the following information:

Party Dtls	Self / Adv Name	District	Current Status	Next Date of Hearing	Complaint Dispatched	Complaint Dispatched On	Dispatched Tracking Id	Complaint Dispatched Remarks	First-Hearing/Scrutinized Remarks	View Notice
EDENWOOD RESIDENTS WELFARE ASSOCIATION V/S AJAY ENTERPRISES PVT LTD	SANYAM DIWAN	FARIDABAD	FIRST HEARING	03-Sep-2026	Yes	16-Jun-2026	EH156212750IN	INDIA POST	FIRST HEARING	View Notice

Below this, a section titled "Complaint Listing Details" shows a table with columns: Date of Hearing, Status, Proceedings of the day, Bench, Order, and Order Uploaded On.

Another section titled "Documents Submitted" shows a table with columns: Dak ID, Receiving Date, Submitted By, and Remarks.

53346	22/05/2026	SANYAM DIWAN	NEW COMPLAINT
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The bottom of the screenshot shows a Windows taskbar with various application icons and a system tray indicating the time as 12:39 on 24-06-2026.

Faridabad, Haryana Jul 24, 2026 (IssueWire.com) - The Edenwood Residents Welfare Association (RWA), representing allottees of the "**Edenwood Towers**" project in Charmwood Village, Sector 39, Faridabad, has filed a formal complaint before the Haryana Real Estate Regulatory Authority (HRERA), Panchkula (Registration No. HRERA-PKL-FBD-92-2019), against the developer, **Eros Group (Ajay Enterprises Private Limited)**, over the alleged sale of common stilt and visitor parking as private, saleable property — spaces that, in law, a developer has no right to sell at all.

Stilt and visitor parking are not a builder's to sell. They are common areas that belong collectively to every flat owner, and they form no part of a developer's saleable stock. The Supreme Court settled this in **Nahalchand Laloochand Pvt. Ltd. v. Panchali Co-operative Housing Society Ltd.**, holding that stilt and open parking spaces are part of the common areas and facilities and cannot be sold as independent units. **Rule 2(h) of the Haryana Real Estate (Regulation and Development) Rules, 2017** reinforces this, expressly barring the sale or transfer of common parking areas as independent saleable units.

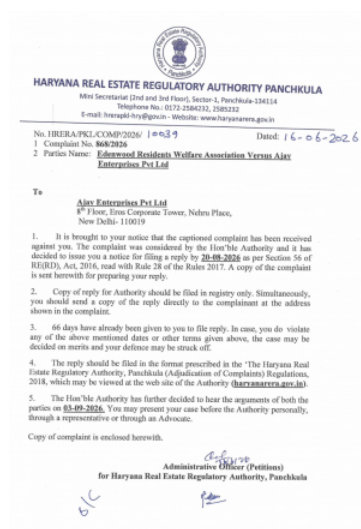
According to the RWA's complaint, the developer nonetheless carved out several such spaces — earmarked as "Visitor Parking Spaces" in the sanctioned layout plans — and allotted them to individual

unit holders as saleable stock, in documented instances across Tower 1 and Tower 2. The RWA contends the developer thereby purported to sell what was never its to sell: parking meant for the shared use of every resident and their guests, converted into private inventory and depleting the common visitor parking available to the whole community.

The association is seeking cancellation of these alleged illegal allotments, restoration of the common areas to their sanctioned use for all residents, and full disclosure on affidavit of every parking space allotted and the consideration received.

The first date of hearing before HRERA is scheduled for September 2026.

About the Edenwood RWA: The Edenwood Residents Welfare Association is the registered body representing the allottees and residents of Edenwood Towers, Faridabad.



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Source : Edenwood Residents Welfare Association Faridabad

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