

PROCEEDINGS OF THE DAY		36
Day and Date	Friday and 24.11.2023	
Complaint No.	CR/1873/2022 Case titled as Parveen Kharb VS Vatika Limited	
Complainant	Parveen Kharb	
Represented through	Shri Jainder Kharab Advocate	
Respondent	Vatika Limited	
Respondent Represented	Ms. Ankur Berry Advocate	
Last date of hearing	06.10.2023	
Proceeding Recorded by	Naresh Kumari	

### Proceedings

The present complaint was filed on 04.05.2022 and the reply was received on 16.05.2023.

The counsel for the complainant states that the complainant is seeking assured return alongwith registration of conveyance deed which was being paid by the respondent upto July 2018 and suddenly after coming into existence the BUDS Act, 2019, the assured return was stopped and further stated that although the similar matter is pending before the Hon'ble High Court of Punjab and Haryana but there is no stay as such on the further proceedings of these type of matters by the authorities.

The counsel for the respondent states that the very fact of the jurisdiction w.r.t the appropriate authority who can decide the matters of assured return is under litigation and is being examined by the Hon'ble Punjab and Haryana High Court then how can this matter be decided prior to the conclusion of that writ petition pending before the Hon'ble Punjab and Haryana High Court and next date of hearing is 20.03.2024.

The counsel for the respondent submitted that AG Haryana has already filed an affidavit w.r.t appointment of competent authority for dealing with the matters related to BUDS Act in the Hon'ble Punjab and Haryana High Court, a copy of the



HARERA  
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY  
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

same is not readily available but he shall be submitting the same within one month.

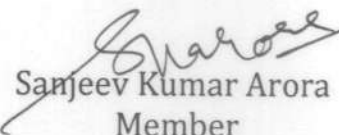
Part arguments heard.

The respondent is hereby directed to file the written submissions alongwith that particular affidavit of AG Haryana.

The counsel for the complainant is also directed to file written submissions within a period of one month with an advance copy to the respondent.

The counsel for the complainant has placed on record the order of Hon'ble Punjab and Haryana High Court which is dated 22.11.2022 in which it is clearly mentioned that the respondents are restrained from taking coercive steps in criminal cases registered against the petitioner and further clarified that this order shall not be construed as an impediment against the on going **investigations** in the cases and the petitioner shall extend all co-operation.

Matter to come up on **02.02.2024** for further proceedings.

  
Sanjeev Kumar Arora

Member

24.11.2023