



# HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

**COMPLAINT NO. 1175 OF 2023**

Kaushlendra Singh

....COMPLAINANT

VERSUS

M/s BPTP Ltd.

....RESPONDENT

**CORAM: Dr. Geeta Rathee Singh  
Chander Shekhar**

**Member  
Member**

**Date of Hearing: 12.03.2024**

**Hearing: 3<sup>rd</sup>**

**Present: - Sh. Kaushlendra Singh, Complainant through VC**

**Sh. Hemant Saini, counsel for respondent through VC**

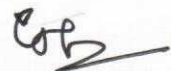
**ORDER:**

1. Captioned case was listed for hearing on 06.03.2024. However, due to the constitution of benches, case is being taken up today for hearing.
2. Sh. Hemant Saini, learned counsel for respondents apprised the Authority that reply was filed in the registry yesterday i.e. on 11.03.2024, with advance copy supplied to complainant. He stated that booked unit by

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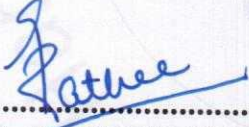
complainant is ready to be handed over, though occupation certificate is yet not received from competent Authority. He further proposed that if complainant wishes to take possession of his unit, he may take it and issues with regard to receivable and payable may be adjudicated by the Authority subsequently thereupon.


3. Sh. Kaushlendra Singh, complainant stated that he has not received the copy of reply till date. Thus, he requested the Authority to direct respondent to supply copy of reply. Further, he refused to accept the offer made by counsel for respondents to take booked unit without occupation certificate. He also stated that earlier imposed cost of ₹ 2000/- payable to complainant has also not been paid by respondents till date.
4. On perusal of reply filed by respondent, Authority observes that affidavit of Sh. Rahul Sharma has been annexed as authorised representative of respondent and a letter of Authority to Sh. Rahul Sharma has been given by Sh. Sudhanshu Tripathi, whole time Director of BPTP Ltd. Since, Mr. Sudhanshu Tripathi is one of the whole time director of BPTP, authority letter by him shall not suffice. Thus, respondent is directed to file proper board resolution of respondent, authorizing Mr. Rahul Sharma to be the authorised representative of respondent. Said documents be filed in the registry of Authority by Thursday i.e. 14.03.2024. Further, respondent in compliance of order dated 23.11.2023 has annexed with reply, two Demand Drafts dated 11.03.2024 amounting to ₹ 5000/- in name of



Authority and amounting to ₹ 2000/- in name of complainant i.e. Mr. Kaushiendra Singh. It is further observed by the Authority that name of complainant is wrongly mentioned in demand draft annexed along with reply. Name of complainant is mentioned in performa-B as Sh. Kaushlendra Singh, however demand draft is in name of Kaushiendra Singh. Respondent is directed to collect the copy of demand draft made in name of complainant as same is defective. Respondent is further directed to pay the cost of ₹ 2000/- to complainant directly within two days of uploading of this order on the website of the Authority.

5. Respondent is directed to supply copy of reply to complainant. Complainant is at liberty to file replication within three weeks with an advance copy supplied to opposite party.
6. Case is adjourned to **23.07.2024** for arguments.

  
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**DR. GEETA RATHEE SINGH**  
**[MEMBER]**

  
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**CHANDER SHEKHAR**  
**[MEMBER]**