



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1647 OF 2023

SHASHI MANGLA

....COMPLAINANT

VERSUS

BPTP LTD

....RESPONDENT

CORAM: Dr. Geeta Rathee Singh Member
Nadim Akhtar Member

Date of Hearing: 05.12.2023

Hearing: 2nd

Present: - Mr. Tanmoy Gupta, Counsel for the complainant
through VC
Mr. Hemant Saini, Counsel for the respondent.

ORDER (NADIM AKHTAR- MEMBER)

1. Reply has not yet been filed. Learned counsel for the respondent sought time to file reply. Today is the second hearing in the matter and reply is yet to be filed. Respondent is granted last opportunity to file reply subject to payment of cost of ₹ 5,000/- payable to Authority and ₹ 2,000/- payable to complainant for delay in filing reply, failing which the defence of the respondent shall stand struck off on next date. Authority directs the respondents to file complete reply including annexures, additional submissions/arguments and/or citations, if any,

within 4 weeks with an advance copy supplied to complainants. In case complainant wishes to file rejoinder/written submission she may file the same at least 7 days prior to next date of hearing with an advance copy supplied to the opposite party.

2. Learned counsel for the complainant stated that respondent had issued a letter of termination of unit to the complainant in respect of the booked unit on 09.06.2023 on account of non payment of dues. Whereas, the complainant has already made a total payment of ₹ 33,50,298.97/- against total sale price of ₹ 37,79,269.58/-. He further stated that the complainant is apprehensive that the respondent may create third party rights/ sell the unit. Therefore, he requested a stay on creating third-party rights against the unit till further orders, else irreparable loss will be caused to the complainant.
3. Authority, in the interest of justice, directs the respondent to maintain status quo w.r.t the unit allotted to the complainant till further orders.
4. Case is adjourned to 21.03.2024 for arguments.


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DR. GEETA RATHIE SINGH
[MEMBER]


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NADIM AKHTAR
[MEMBER]