



# HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

## COMPLAINT NO. 2264 OF 2022

B.B Lal Aggarwal

.....COMPLAINANT

Versus

1. M/s Pardesi Developers Pvt. Ltd.

2. M/s CMD Buildtech

.....RESPONDENTS

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

Member  
Member

**Hearing:** 6<sup>th</sup>

**Date of Hearing:** 14.05.2024

**Present:** - Adv. Neeraj Goel, counsel for complainant.  
Adv. Sushant Dahiya, counsel for respondent no.1.  
None for respondent no. 2.

### ORDER:


1. On the last date of hearing, i.e. on 21.09.2023, captioned complaint was adjourned to 13.12.2023, however due to lack of quorum; same could not be heard and was listed for 25.01.2024. Further due to re-constitution of benches, captioned complaint was re-listed from 25.01.2024 to 14.05.2024 i.e. today for hearing.


2. Vide its last order dated 21.09.2023, Authority heard the case partly and respondent was directed to provide list of allottees along-with payments made by each allottee as provided by respondent no.2 to respondent no.1. in the settlement that took place between both the respondents before Hon'ble High Court. Further, complainant was also again directed to place on record pass books showing proof of payments.
3. Today, ld. counsel for complainant stated that regarding the proof of payments, Authority may kindly refer to pg. no. 92 and 94 of annexure C-13 which is the list supplied by respondent no.2 when project was taken over by respondent no.1, wherein his name appears at serial no.36, 49 and 122.
4. On perusal of file, Authority observes that complainant has 3 units issued in his favour, thus he is required to file separate complaints as per provisions of RERA Act, 2016 and rules and regulations framed thereunder. Authority therefore directs complainant to file separate complaint before the Authority in relation to other two units and pursue the present complaint only in respect of one unit. After separate complaints are filed for the remaining 2 units, all three complaints may be taken up together.
5. Further, respondent submits that he has already filed list of allottees on 13.12.2023, however it is observed that same was filed only through e-mail and no hard copy was filed in the registry of Authority. Therefore,

A handwritten signature in blue ink, appearing to read 'Rathee', with a horizontal line underneath it.

Authority directs respondent to file the same in the registry of Authority with an advance copy supplied to the opposite party.

6. Case is adjourned to 13.08.2024.

  
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CHANDER SHEKHAR  
[MEMBER]

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

