



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 2187 OF 2023

Vidya Bhushan Sharma and Anr.

....COMPLAINANTS

VERSUS

Vivek Gupta Successful Resolution Applicant

Vardhman Buildtech Pvt. Ltd.

....RESPONDENT

2. COMPLAINT NO. 2191 OF 2023

Rajpal Sharma

....COMPLAINANT

VERSUS

Vivek Gupta Successful Resolution Applicant

Vardhman Buildtech Pvt. Ltd.

....RESPONDENT

3. COMPLAINT NO. 2238 OF 2023

Ravinder Singh

....COMPLAINANT

VERSUS

Vivek Gupta Successful Resolution Applicant

Vardhman Buildtech Pvt. Ltd.

....RESPONDENT

4. COMPLAINT NO. 2261 OF 2023

Harinder Kumar

....COMPLAINANT

VERSUS

Vivek Gupta Successful Resolution Applicant

Vardhman Buildtech Pvt. Ltd.

....RESPONDENT

5. COMPLAINT NO. 2290 OF 2023

Shanaulla H Khan and Anr.

....COMPLAINANTS

VERSUS

Vivek Gupta Successful Resolution Applicant

Vardhman Buildtech Pvt. Ltd.

....RESPONDENT

6. COMPLAINT NO. 2296 OF 2023

Ashok Kumar Sangwan and Sheela Sangwan

....COMPLAINANTS

VERSUS

Vivek Gupta Successful Resolution Applicant

Vardhman Buildtech Pvt. Ltd.

....RESPONDENT

7. COMPLAINT NO. 2302 OF 2023

Kavita Gupta

....COMPLAINANT

VERSUS

Vivek Gupta Successful Resolution Applicant

Vardhman Buildtech Pvt. Ltd.

....RESPONDENT



8. COMPLAINT NO. 2306 OF 2023

Rohit Katoch

....COMPLAINANT

VERSUS

Vivek Gupta Successful Resolution Applicant

Vardhman Buildtech Pvt. Ltd.

....RESPONDENT

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

**Member
Member**

Date of Hearing: 20.02.2024

Hearing: 2nd in all captioned complaints

Present: - Sh. Anish Gupta Advocate, counsel for complainants in all captioned complaints through VC.

Ms. Mehak Swahney, counsel for the respondents in all captioned complaints through VC.

ORDER

1. Sh. Anish Gupta, counsel for complainants submitted that in compliance of the directions issued vide order dated 08.11.2023 complainants have submitted affidavits regarding payments in all the captioned complaints. He further stated that complainants are before Hon'ble National Company Law Tribunal, New Delhi, for proper implementation of the resolution plan and related reliefs. Some of the reliefs were similar,



therefore, complainants have filed an application before Hon'ble National Company Law Tribunal, New Delhi for withdrawal of said reliefs and he has submitted the said application along with affidavits. Further, he requested the Authority that similar interim relief of withdrawal of cancellation letter issued by respondent granted by the Authority in complaint no. 1389 of 2023 vide order dated 03.08.2023, be also granted in captioned complaints as project is same and facts and circumstances of these complaints are similar.

2. Considering the facts and circumstances of these cases, Authority in exercise of its powers u/s 36 of RERA Act, 2016 directs the respondent to withdraw the cancellation letters issued to the complainants till the pendency of the captioned complaints before the Authority.
3. Ld. Counsel for the respondent sought short adjournment for filing reply stating that she has been engaged by the respondent recently.
4. Mr. Deepam Rgahav, representative for Sh. Manish Gupta apprised the Authority that an application dated 16.10.2023 was filed by Sh. Manish Gupta, Chairman monitoring agency appointed by Hon'ble National Company Law Tribunal, New Delhi for impleadment of the monitoring agency in present complaints. He is directed to supply the copy of said application to complainants and respondent so that it can be taken up and decided by the bench on the next date of hearing. Parties are at liberty to file reply to the said application.



5. An opportunity is granted to the respondent to file reply in captioned complaints after imposition of cost of ₹ 5,000/- payable to Authority and ₹ 2000/- payable to complainants failing which defense would be struck off.
6. Since all the cases pertaining to the project have been referred to full bench of the Authority, this case is too is referred to full bench for consideration and orders.
7. Case is adjourned to 09.05.2024 for arguments.


.....
CHANDER SHEKHAR
[MEMBER]


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