



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 140 OF 2024

Sanjukta Bhatt

....COMPLAINANT

Versus

1. Conscient Infrastructure Pvt. Ltd.
through Managing Director
(Habitat Residencies, Sec-78 Faridabad)
2. M/s BCC Edutech Pvt. Ltd.,
through Managing Director
3. M/s Urban Buildmart Pvt. Ltd.,
through Managing Director

....RESPONDENTS

2. COMPLAINT NO. 21 OF 2024

Santosh Kumari

....COMPLAINANT

Versus

1. Conscient Infrastructure Pvt. Ltd.
through Managing Director
(Habitat Residencies, Sec-78 Faridabad)
2. M/s BCC Edutech Pvt. Ltd.,
through Managing Director
3. M/s Urban Buildmart Pvt. Ltd.,
through Managing Director

....RESPONDENTS

3. COMPLAINT NO. 22 OF 2024

Sangeeta Rani

....COMPLAINANT

Versus

1. Conscient Infrastructure Pvt. Ltd.
through Managing Director
(Habitat Residencies, Sec-78 Faridabad)
2. M/s BCC Edutech Pvt. Ltd.,
through Managing Director
3. M/s Urban Buildmart Pvt. Ltd..
through Managing Director

....RESPONDENTS

4. COMPLAINT NO. 2668 OF 2023

Manisha Rajmer Gupta

....COMPLAINANT

Versus

1. Conscient Infrastructure Pvt. Ltd.
through Managing Director
(Habitat Residencies, Sec-78 Faridabad)
2. M/s BCC Edutech Pvt. Ltd.,
through Managing Director
3. M/s Urban Buildmart Pvt. Ltd..
through Managing Director

....RESPONDENTS

5. COMPLAINT NO. 2687 OF 2023

Shahin Parveen

....COMPLAINANT

Versus

1. Conscient Infrastructure Pvt. Ltd.
through Managing Director
(Habitat Residencies, Sec-78 Faridabad)
2. M/s BCC Edutech Pvt. Ltd.,
through Managing Director
3. M/s Urban Buildmart Pvt. Ltd..
through Managing Director

....RESPONDENTS



6. COMPLAINT NO. 2721 OF 2023

Gurvinder Kaur

....COMPLAINANT

Versus

1. Conscient Infrastructure Pvt. Ltd.
through Managing Director
(Habitat Residencies, Sec-78 Faridabad)
2. M/s BCC Edutech Pvt. Ltd.,
through Managing Director
3. M/s Urban Buildmart Pvt. Ltd..
through Managing Director

....RESPONDENTS

7. COMPLAINT NO. 2722 OF 2023

1. Kulbier Singh
2. Baljit Kaur
3. Abhijeet Singh

....COMPLAINANT

Versus

1. Conscient Infrastructure Pvt. Ltd.
through Managing Director
(Habitat Residencies, Sec-78 Faridabad)
2. M/s BCC Edutech Pvt. Ltd.,
through Managing Director
3. M/s Urban Buildmart Pvt. Ltd..
through Managing Director

....RESPONDENTS

8. COMPLAINT NO. 2724 OF 2023

Mohammad Salman Usmani

....COMPLAINANT

Versus

1. Conscient Infrastructure Pvt. Ltd.
through Managing Director
(Habitat Residencies, Sec-78 Faridabad)
2. M/s BCC Edutech Pvt. Ltd.,
through Managing Director
3. M/s Urban Buildmart Pvt. Ltd..
through Managing Director

....RESPONDENTS

9. COMPLAINT NO. 2768 OF 2023

1. Manish Bhatia
2. Kavita Bhatia

....COMPLAINANTS

Versus

1. Conscient Infrastructure Pvt. Ltd.
through Managing Director
(Habitat Residencies, Sec-78 Faridabad)
2. M/s BCC Edutech Pvt. Ltd.,
through Managing Director
3. M/s Urban Buildmart Pvt. Ltd..
through Managing Director

....RESPONDENTS

10. COMPLAINT NO. 2777 OF 2023

Aqeel Ahmad

....COMPLAINANT

Versus

1. Conscient Infrastructure Pvt. Ltd.
through Managing Director
(Habitat Residencies, Sec-78 Faridabad)
2. M/s BCC Edutech Pvt. Ltd.,
through Managing Director
3. M/s Urban Buildmart Pvt. Ltd..
through Managing Director

....RESPONDENTS

11. COMPLAINT NO. 2544 OF 2023

Manoj Sharma

....COMPLAINANT

Versus

1. Conscient Infrastructure Pvt. Ltd.
through Managing Director
(Habitat Residencies, Sec-78 Faridabad)
2. M/s BCC Edutech Pvt. Ltd.,
through Managing Director
3. M/s Urban Buildmart Pvt. Ltd..
through Managing Director

....RESPONDENTS

CORAM:	Parneet S Sachdev	Chairman
	Nadim Akhtar	Member
	Dr. Geeta Rathee Singh	Member
	Chander Shekhar	Member

Date of Hearing: 03.04.2025

Hearing: 5th (in complaint no.140/2024, 21/2024, 22/2024,
2668/2023, 2687/2023, 2721/2023, 2722/2023,
2724/2023, 2768/2023, 2777/2023)

6th (in complaint no. 2544/2023)

Present: Adv Mayank Aggarwal, Id. counsel for the complainant
in all complaints, in person
Adv. Munish Kumar Garg, Id. counsel for the respondents
in all complaints through VC.

ORDER (PARNEET S SACHDEV- CHAIRMAN)

1. Vide last order dated 09.01.2025, Authority observed as follows:

“Authority gives the last opportunity to the complainants to submit complete details of amounts as prayed in the reliefs particularly date of the payments made within next 3 weeks. Furthermore, the complainant is also directed to provide a fresh tax invoice with clear and legible amounts”.

2. In compliance with the said order, Id. counsel for the complainant submitted that he has filed an application for amendment, clarifying an error on his part regarding GST. He further submitted that the correct



receipts, as required by the previous order, have also been filed on the record yesterday.

3. Ld. counsel for the respondent submitted that he has received the application for amendment only on the previous day and, therefore, sought time to file reply to the said application. He further submitted that settlement discussions are still underway and that efforts are being made to resolve the matter amicably.
4. After hearing the submissions of both parties, Authority grants the respondent liberty to file reply to the amendment application within a period of 4 weeks, i.e., on or before 01.05.2025 with an advance copy to the complainant.
5. Authority further grants both parties a final opportunity to submit all requisite documents strictly within 4 weeks i.e., on or before 01.05.2025. It is made clear that any document filed one or two days prior to the next date of hearing shall not be accepted, as the proceedings are summary in nature, and Authority cannot keep awaiting documents until the last moment. Therefore, in the interest of justice, it is imperative that all documents be filed well in advance, with an advance copy to the opposite party, within the stipulated period of 4 weeks, and not merely before the next date of hearing.



6. Authority further observes that if the settlement does not materialize by the next date of hearing, the matter shall be adjudicated on its merits, without any further opportunity being granted for settlement.
7. In view of the aforesaid observation, case is adjourned to 07.08.2025 for further proceedings.


CHANDER SHEKHAR
[MEMBER]


DR. GEETA RATHEE SINGH
[MEMBER]


NADIM AKHTAR
[MEMBER]


PARNEET S SACHDEV
[CHAIRMAN]