



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



Complaint no. 140, 21, 22 of 2024 and 2668,
2687, 2721, 2722, 2724, 2768, 2777 and 2544
of 2023

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

Date of Hearing: 09.01.2024

Hearing: 4th (in complaint no.140/2024, 21/2024, 22/2024,
2668/2023, 2687/2023, 2721/2023, 2722/2023,
2724/2023, 2768/2023, 2777/2023)

5th (in complaint no. 2544/2023)

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

ORDER (PARNEET S SACHDEV- CHAIRMAN)

1. Vide last order dated 19.09.2024, Authority observed as follows:

“Upon perusal of the file, it has been observed that complainant in relief sought has prayed as follows-
i. refund amount charged as maintenace/operating cost i.e. Rs.26,972/- with interest and stop from further charging;
ii. refund amount charged for 33 KVA sub station i.e. Rs.23,340/- with interest;



iii. refund amount towards electricity connection and electricity sub meter- Rs. 13,984/- and Rs.5,920/- (7670/- as per invoice) with interest;

It is to mention that there is no evidence on record concerning the specific dates of payment of the alleged excess amounts that the complainant has sought as relief.

Additionally, upon perusal of the file in complaint no 2544 of 2023, it has been observed that the tax invoice given at page numbers 52 & 53, annexed as Annexure P/4, is unclear due to printing error, making the amounts indicated on the invoice illegible.

The Authority hereby directs the complainant to submit complete details 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. Today, Id. counsel Mayank Aggarwal, appeared on behalf of the complainants, and, Id. counsel Munish Kumar Garg, appeared on behalf of the respondents. Both the counsels stated that they are presently engaged in settlement discussions and sought time to conclude the same.
3. 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.

Complaint no. 140, 21, 22 of 2024 and 2668,
2687, 2721, 2722, 2724, 2768, 2777 and 2544
of 2023

4. In view of the submissions made, the case is adjourned to 03.04.2025 for further proceedings.


CHANDER SHEKHAR
[MEMBER]


DR. GEETA RATHEE SINGH
[MEMBER]


NADIM AKHTAR
[MEMBER]


PARNEET S SACHDEV
[CHAIRMAN]