



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 2544 OF 2023

1. Manoj Sharma
2. Sushma Sharma (w/o Manoj Sharma)

....COMPLAINANT(S)

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

....RESPONDENT(S)

CORAM: **Dr. Geeta Rathee Singh** **Member**
 Chandra Shekhar **Member**

Date of Hearing: 30.04.2024

Hearing: 2nd

Geeta Rathee


Present: Adv. Mayank Aggarwal, counsel for complainants through VC.
Adv. Bhawna Thakur, counsel for respondent no.1, 2 and 3, through VC.


ORDER

1. On the last date of hearing, i.e. on 30.01.2024, Authority directed complainant to submit alternate address so that fresh notice can be served upon respondent no.2 and 3; however same was not supplied to the Authority.
2. Today, ld. counsel for respondent submitted that a reply was filed on 26.04.2024 on behalf of all the three respondents as respondent no.2 and 3 have been merged with respondent no.1. Thus, reply is filed on their behalf as well.
3. Ld. counsel for complainant submitted that respondents are raising illegal electricity and water bills in violation to the Affordable Group Housing Policy dated 19.08.2013, as the promoter is obliged to maintain society/ project for 5 years without charging anything from the allottees. Ld. counsel for complainants further submitted that he has been receiving illegal threats from respondent/ promoter that his electricity and water supply shall be disconnected if he fails to pay the electricity and other maintenance charges as charged by promoter. Ld. counsel prayed that interim directions/ orders be passed prohibiting respondent promoter from disconnecting the electricity and water supply of complainant.



4. Considering the prayer for interim direction made by Id. counsel for complainant, Authority issues the following interim directions:
 - a. Essential services such as electricity and water supply of complainant shall not be disconnected during the pendency of the case, and
 - b. Complainant shall pay the electricity bill as per prepaid meters, till the disposal of this matter.
5. Further, complainant is at liberty to file rejoinder, if any, within next 2 weeks in the registry of Authority, with an advance copy supplied to the respondent.
6. Furthermore, the matters pertaining to the same project with identical issues are already listed before the full bench of Authority, therefore captioned complaint may also be listed before full bench.
7. Case is adjourned to **12.09.2024**.


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CHANDER SHEKHAR
[MEMBER]


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DR. GEETA RATHEE SINGH
[MEMBER]