



# HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

## COMPLAINT NO. 2560 OF 2023

Raj Bala

....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

....RESPONDENT(S)

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

**Date of Hearing:** 30.04.2024

**Hearing:**            2<sup>nd</sup>

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

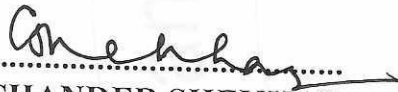
**ORDER**


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. Fresh address has not been supplied.
2. Today, ld. counsel for respondent submitted that 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, therefore reply is filed on their behalf as well.
3. Ld. counsel for complainant submits that respondents are raising illegal electricity bills which are in violation of Affordable Group Housing Policy dated 19.08.2013. as per the policy, promoter is obliged to maintain society/ project for 5 years without charging anything from the allottees. Ld. counsel for complainant further submits that the complainant has been receiving illegal threats from respondent/ promoter that their electricity and water supply will be disconnected if complainants fail to pay the electricity and other maintenance charges. Ld. counsel for complainant requested that appropriate directions be issued restraining respondent from disconnecting the essential services.
4. Considering the oral submissions of ld. counsel for complainant, Authority at this juncture decides to take a humanitarian view with



respect to the issue of disconnection of essential services like water and issues following directions:

- a. Mandatory services like electricity and water supply shall not be disconnected till the disposal of complaint, and
  - b. Complainant shall continue to pay the electricity bill as per prepaid meters,
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. Case is adjourned to **03.09.2024**.

  
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**CHANDER SHEKHAR**  
[MEMBER]

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