



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 271 OF 2022

Divija Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

2. COMPLAINT NO. 272 OF 2022

Divija Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

3. COMPLAINT NO. 273 OF 2022

Divija Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

4. COMPLAINT NO. 277 OF 2022

Chaman Lal Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

5. COMPLAINT NO. 278 OF 2022

Chaman Lal Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

6. COMPLAINT NO. 279 OF 2022

Chaman Lal Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

7. COMPLAINT NO. 280 OF 2022

Chaman Lal Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

8. COMPLAINT NO. 281 OF 2022

Chaman Lal Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

9. COMPLAINT NO. 282 OF 2022

Chaman Lal Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

10.COMPLAINT NO. 283 OF 2022

Chaman Lal Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

11.COMPLAINT NO. 284 OF 2022

Chaman Lal Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

12.COMPLAINT NO. 285 OF 2022

Chaman Lal Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT



13.COMPLAINT NO. 286 OF 2022

Chaman Lal Gupta COMPLAINANT

VERSUS

RPS Infrastructure Ltd. RESPONDENT

14.COMPLAINT NO. 287 OF 2022

Chaman Lal Gupta COMPLAINANT

VERSUS

RPS Infrastructure Ltd. RESPONDENT

15.COMPLAINT NO. 288 OF 2022

Chaman Lal Gupta COMPLAINANT

VERSUS

RPS Infrastructure Ltd. RESPONDENT

16.COMPLAINT NO. 289 OF 2022

Chaman Lal Gupta COMPLAINANT

VERSUS

RPS Infrastructure Ltd. RESPONDENT

17.COMPLAINT NO. 290 OF 2022

Ritu Gupta COMPLAINANT

VERSUS

RPS Infrastructure Ltd. RESPONDENT

18.COMPLAINT NO. 291 OF 2022

Ritu Gupta COMPLAINANT

VERSUS

RPS Infrastructure Ltd. RESPONDENT

19.COMPLAINT NO. 292 OF 2022

Ritu Gupta COMPLAINANT



VERSUS

RPS Infrastructure Ltd.

RESPONDENT

20.COMPLAINT NO. 293 OF 2022

Ritu Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

21.COMPLAINT NO. 294 OF 2022

Ritu Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

22.COMPLAINT NO. 295 OF 2022

Ritu Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

23.COMPLAINT NO. 296 OF 2022

Ritu Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

24.COMPLAINT NO. 297 OF 2022

RituGupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

25.COMPLAINT NO. 298 OF 2022

Ritu Gupta

COMPLAINANT

VERSUS



RPS Infrastructure Ltd.

RESPONDENT

26.COMPLAINT NO. 299 OF 2022

Ritu Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

27.COMPLAINT NO. 300 OF 2022

Rajesh Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

28.COMPLAINT NO. 301 OF 2022

Rajesh Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

29.COMPLAINT NO. 302 OF 2022

Rajesh Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

30.COMPLAINT NO. 303 OF 2022

Rajesh Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

31.COMPLAINT NO. 304 OF 2022

Rajesh Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT



32.COMPLAINT NO. 305 OF 2022

Rajesh Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

33.COMPLAINT NO. 306 OF 2022

Rajesh Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

34.COMPLAINT NO. 307 OF 2022

Rajesh Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

35.COMPLAINT NO. 308 OF 2022

Rajesh Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

36.COMPLAINT NO. 309 OF 2022

Anushka Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

37.COMPLAINT NO. 310 OF 2022

Anushka Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

38.COMPLAINT NO. 311 OF 2022

Anushka Gupta

COMPLAINANT



VERSUS

RPS Infrastructure Ltd.

RESPONDENT

39.COMPLAINT NO. 312 OF 2022

Anushka Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

40.COMPLAINT NO. 313 OF 2022

Vandna Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

41.COMPLAINT NO. 314 OF 2022

Vandna Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

42.COMPLAINT NO. 315 OF 2022

Vandna Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

43.COMPLAINT NO. 316 OF 2022

Saroj Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

44.COMPLAINT NO. 317 OF 2022

Saroj Gupta

COMPLAINANT

VERSUS



RPS Infrastructure Ltd.

RESPONDENT

45.COMPLAINT NO. 318 OF 2022

Sukrit Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

46.COMPLAINT NO. 319 OF 2022

Sukrit Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

47.COMPLAINT NO. 320 OF 2022

Nitin Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

48.COMPLAINT NO. 321 OF 2022

Nitin Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

49.COMPLAINT NO. 322 OF 2022

Bhuvan Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

50.COMPLAINT NO. 323 OF 2022

Bhuvan Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT



51.COMPLAINT NO. 324 OF 2022

Saroj Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

52.COMPLAINT NO. 364 OF 2022

ChamanLal Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

53.COMPLAINT NO. 365 OF 2022

Chaman Lal Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

54.COMPLAINT NO. 366 OF 2022

Chaman Lal Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

55.COMPLAINT NO. 367 OF 2022

Ritu Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

56.COMPLAINT NO. 368 OF 2022

Ritu Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

57.COMPLAINT NO. 369 OF 2022

Ritu Gupta

COMPLAINANT



VERSUS

RPS Infrastructure Ltd.

RESPONDENT

58.COMPLAINT NO. 370 OF 2022

Vandna Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

59.COMPLAINT NO. 371 OF 2022

Vandna Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

60.COMPLAINT NO. 372 OF 2022

Vandna Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

61.COMPLAINT NO. 373 OF 2022

Rajesh Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

62.COMPLAINT NO. 374 OF 2022

Rajesh Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

63.COMPLAINT NO. 375 OF 2022

Anushka Gupta

COMPLAINANT

VERSUS



RPS Infrastructure Ltd.

RESPONDENT

64.COMPLAINT NO. 376 OF 2022

Anushka Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

65.COMPLAINT NO. 378 OF 2022

Nitin Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

66.COMPLAINT NO. 379 OF 2022

Saroj Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

67.COMPLAINT NO. 390 OF 2022

Nitin Gupta

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

68.COMPLAINT NO. 1387 OF 2022

Ms Pluto Realty

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

69. COMPLAINT NO. 1388 OF 2022

Ms Pluto Realty

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

70.COMPLAINT NO. 1389 OF 2022

Ms Pluto Realty

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

71.COMPLAINT NO. 1390 OF 2022

Ms Pluto Realty

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

72. COMPLAINT NO. 1391 OF 2022

Ms Pluto Realty

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

73.COMPLAINT NO. 1393 OF 2022

Ms Pluto Realty

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

74.COMPLAINT NO. 1394 OF 2022

Ms Pluto Realty

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

75.COMPLAINT NO. 1395 OF 2022

Ms Pluto Realty

COMPLAINANT

VERSUS

RPS Infrastructure Ltd.

RESPONDENT

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

Chairman
Member
Member
Member

Date of Hearing: 21.03.2024

Hearing: 8th in all the captioned complaints.

Present: Mr. Munish Gupta, Ld. counsel for the complainants in all complaints.
Mr. Garvit Gupta, Ld. counsel for the respondent in all complaints.

ORDER (PARNEET SINGH SACHDEV - CHAIRMAN)

1. As per last order dated 12.02.2024, respondent in all the captioned complaints gave three dates, i.e., 14.02.2024, 21.02.2024 and 28.02.2024 to complainants so that a joint meeting could be conducted on these dates and matter could be settled full and final. Complainants agreed to come and meet the respondent on 14.02.2024 at 12:00 P.M. at Heena Export Corporation Ltd., Old Faridabad Office. After hearing the averments given by both the parties, Authority granted an opportunity to both the parties, to arrive at an amicable settlement.
2. Today, Sh. Munish Gupta appeared on behalf of complainants and submitted a document containing details of communications exchanged between complainants and respondent for the purpose of settlement. He informed that in compliance of last order a settlement proposal dated 21.02.2024 was sent by respondent promoter to complainants and its reply was given by complainants on 28.02.2024 wherein, complainants declined



the settlement proposal made by respondent promoter. He further stated that complainants were unable to reach a settlement with respondent due to their dissatisfaction with the terms and conditions outlined in the respondent's settlement proposal. Furthermore, he expressed his lack of faith in reaching a settlement and requested the Authority to hear the case on merits.

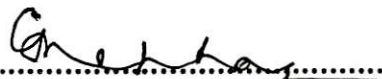
3. On the other hand, Sh. Garvit Gupta appeared on behalf of respondent and stated that as per the directions of the Authority settlement talks were held between the complainants and the respondent on all the three days mentioned in the orders of the Authority dated 12.02.2024. However, before initiating arguments on the outcome of the settlement talks, he sought permission of the Authority to show "Heena Group Family Tree" in the Court to provide clarity with regard to the relationship of complainants and respondent and also to explain the status of complaints filed against the respondent promoter namely; "RPS Infrastructure Ltd". Through the family tree chart he explained that out of 145 total complaints filed against the respondent; 60 have already been settled by the respondent, 17 cases are on the verge of settlement and for remaining 68 complaints, learned counsel for respondent seeks some more time for the propose of settlement.
4. Learned counsel for respondent seeks one last opportunity to settle the captioned matters as they are willing to engage in negotiations with complainants in an effort to resolve the issues. Learned counsel for

complainants agreed to come at a settlement provided that respondent offers reasonable terms of settlement. He further stated that complainants are ready to accept a lump sum payment ranging from 20% to 25% of the total amount payable by respondent, with the remaining balance to be paid in instalments.

5. Authority is of the view that terms of settlement cannot be decided by the Authority. However, Authority grants one last opportunity to both the parties, to arrive at an amicable settlement. In case, settlement arrives between the parties, both the parties are directed to place on record the terms of settlement before the Authority at least 15 days before the next date of hearing. If no settlement is arrived at between the parties, case will be heard on merits on next date of hearing. Both the parties are also directed that if they wish to file some documents or written submission related to the ibid complaints, they may file the same atleast 7 days before the next date of hearing. Thereafter, no further opportunity to place on record any documents will be granted.
6. Authority also directs that Chairman/ MD of respondent company shall remain present physically on next date of hearing.
7. Lastly, learned counsels for both the parties requested the Authority that complaint no.(s) 380, 1152, 1153, 1154, 1155, 1156, 1158, 1159, 1160, 1161, 1162 of 2022 filed against the respondent promoter; namely "RPS Infrastructure Ltd which are listed on 28.03.2024 involves similar issues

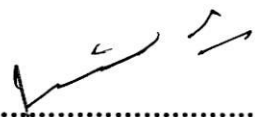
pertaining to same parties. Accordingly these 10 cases shall be heard on same date along with next date of the above captioned complaints. Their Request is accepted. Office is directed to list these 10 complaints on the same date of the above captioned complaints.

8. With above directions, cases are adjourned to 04.07.2024.


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CHANDER SHEKHAR
[MEMBER]


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


.....
NADIM AKHTAR
[MEMBER]


.....
PARNEET SINGH SACHDEV
[CHAIRMAN]