



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 3163 OF 2022

Kishore Kumar

....COMPLAINANT

VERSUS

BPTP LTD.

....RESPONDENT

Date of Hearing: 23.12.2025

Hearing: 12th

Present: -

Mr. Param Rana, proxy counsel for

Mr. Rajan Hans, Learned Counsel for the

Complainant through VC.

Mr. Tejeshwar Singh, Learned Counsel for

Respondent through VC.

ORDER(DR. GEETA RATHEE SINGH- MEMBER)

1. Previously, both parties had sought time to pursue amicable settlement of dispute.
2. Today, Mr. Tejeshwar Singh, learned counsel for the respondent submitted that the matter could not be settled. He submitted that the complainant in present case is seeking possession of the booked Plot no. W-11/38, however, the respondent is unable to deliver possession of the same because at the site

of the project there is an encroachment on the 12 meter road which is facing the said plot because of which the property in question is inaccessible. The dispute regarding the encroachment is pending before the Hon'ble Punjab and Haryana High Court and is next listed for hearing on 25.02.2026. The respondent has also tried to offer an alternate property to the complainant or else refund of the paid amount, however neither of these options are suitable to the complainant. In these circumstances, the respondent is unable to offer any relief to the present complainant. Learned counsel for the respondent further sought time to file the relevant documents pertaining to the litigation before the Hon'ble High Court.

3. Mr. Param Rana, proxy counsel for the complainant was enquired as to what relief the complainant wishes to claim from the respondent under present circumstances. Proxy counsel submitted that he has no information with regard to the same from the main arguing counsel. He prayed that a short accommodation may be granted to seek such information.
4. Request of the proxy counsel is accepted. Respondent is directed to file documents pertaining to the litigation before the HOn'ble Punjab and Haryana High Court along with a list of alternate properties that would be suitable to the complainant within 15 days with an advance copy supplied to the complainant.



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5. Since, the matters relating to BPTP Ltd. are being heard and adjudicated by Full Bench, captioned complaint is being referred to Hon'ble Chairman for listing before the Full Bench on an appropriate date.

Geeta

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DR. GEETA RATHEE SINGH
[MEMBER]

