



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 2548 OF 2023

Amit COMPLAINANT

Versus

BPTP LtdRESPONDENT

Hearing-6th

2. COMPLAINT NO. 456 OF 2024

Rakesh Sharma COMPLAINANT

Versus

BPTP LtdRESPONDENT

Hearing-5th

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

Date of Hearing: 15.05.2025

Present: Mr. Vikas Chaudhary, Counsel for the complainant through VC in complaint no. 2548/2023
Mr. Rakesh Sharma, Complainant through VC in complaint no. 456/2024
Ms. Neha and Mr. Himanshu Monga, Proxy for Adv. Hemant Saini, Counsel for the respondent.

✓

ORDER (PARNEET S. SACHDEV-CHAIRMAN)

1. Today, ld. proxy counsel for Adv. Hemant Saini, apprised the Authority that arguing counsel is unwell-suffering from high fever. Intimation in this regard has already been sent via email to the Authority as well as to ld. Counsel for complainants on 14.05.2025.
2. Ld. Counsel appearing on behalf of complainants objected to adjournment request stating that matters are deliberately not argued by respondent citing one pretext or another.
3. In complaint no. 2548/2023, ld. Counsel for complainant stated that he has bought a plot for which conveyance deed was executed in year 2017. But construction cannot be raised on said plot as respondent has not yet received approved zoning plan. There is fear in complainant's mind that if he will construct same may be demolished by the department. Ms. Neha sought time to seek instructions in respect of issue of zoning plan. Respondent herein is directed to provide status of zoning plan by **20.06.2025** with advance copy supplied to complainant.
4. In complaint no. 456/2024, complainant stated that conveyance deed for the plot in question was executed in year 2015 but connectivity of roads does not exist till date in the Block-J (plot no. J-10-17). He further argued that respondent may not wish to argue the case but his obligations remains unfulfilled from years and allottee who has

invested his hard earned money is still waiting for justice. He requested that respondent should be burdened with cost for his conduct.

5. In these circumstances, last opportunity is granted to respondent to argue the cases subject to payment of cost of Rs 5,000/- payable to Authority and Rs 2,000/- payable to complainant in each of captioned complaint, failing which cases will be heard on merits on the basis of available record
6. Cases are adjourned to 10.07.2025 for final arguments.


CHANDER SHEKHAR
[MEMBER]

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


NADIM AKHTAR
[MEMBER]


PARNEET SINGH SACHDEV
[CHAIRMAN]