



# HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: [www.haryanarera.gov.in](http://www.haryanarera.gov.in)

## 1. COMPLAINT NO. 505 OF 2024

Rakesh Kumar Kapoor & Anr. ....COMPLAINANT

Versus

BPTP Ltd .....RESPONDENT

## 2. COMPLAINT NO. 506 OF 2024

Hemanta Kumar Pandit & Anr. ....COMPLAINANT

Versus

BPTP Ltd .....RESPONDENT

## 3. COMPLAINT NO. 543 OF 2024

Ankur Mehan & Anr. ....COMPLAINANT

Versus

BPTP Ltd .....RESPONDENT

## 4. COMPLAINT NO. 544 OF 2024

Atul Kumar Rohatgi ....COMPLAINANT

Versus

BPTP Ltd .....RESPONDENT

## 5. COMPLAINT NO. 587 OF 2024

Manoj Kumar & Anr. ....COMPLAINANT

Versus

BPTP Ltd .....RESPONDENT

**CORAM:**

**Nadim Akhtar  
Chander Shekhar**

**Member  
Member**

**Date of Hearing:** 01.07.2024

**Hearing:** 1<sup>st</sup> in all cases.

**Present:** Mr. Nitin Kant Setia, Counsel for the complainants  
through VC in all cases.  
Mr. Hemant Saini, Counsel for the respondent through  
In all cases.

**ORDER (NADIM AKHTAR-MEMBER)**

1. As per office record, notices dated 26.04.2024 were issued to respondents in captioned complaints. Same got delivered successfully on 29.04.2024. However, replies have not been filed by respondent in any of the complaint till date.
2. Today, ld. counsel for respondent appeared and sought time to file replies in all cases. His request is accepted. On the other hand, ld. counsel for complainants stated that interim relief pertaining to handing over of possession of allotted units without insisting upon issue of receivables and payables be granted to complainants as it is the second round of litigation between the parties. Complainants are waiting since the year 2010-2012 to have possession of units. To this, ld. counsel for respondent objected by saying that he has not even gone through the complaints filed by complainant and does not have clarity w.r.t status of



unit/project. He need time to seek instructions from his client which is not possible right now as these are 5 complaint cases.

3. In these circumstances, Authority observes that factual position gets clarified after filing of reply by respondent-promoter so let replies in captioned complaints be taken on record only then any interim relief/directions can be issued to respondent. Respondent is directed to file reply within next 3 weeks in captioned complaints with an advance copy supplied to the respective complainants. Complainants are at liberty to file rejoinder, if they wish to do so within next 3 weeks with advance copy supplied to respondent so that cases can be argued on next date of hearing.
4. Cases are adjourned to 28.10.2024.

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CHANDER SHEKHAR  
[MEMBER]

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NADIM AKHTAR  
[MEMBER]