



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 876 OF 2023

Raj Kumar Gupta

....COMPLAINANT

Versus

Parsvnath Builders Limited

....RESPONDENT

2. COMPLAINT NO. 877 OF 2023

Rajeev Kumar Goyal

....COMPLAINANT

Versus

Parsvnath Builders Limited

....RESPONDENT

CORAM:

Parneet S Sachdev

Chairman

Nadim Akhtar

Member

Chander Shekhar

Member

Date of Hearing: 12.12.2024

Hearing: 6th in both the captioned complaints.

Present: Mr. Ketan Antil, counsel for the complainants through VC.
Ms. Rupali Verma, counsel for the respondent in person.

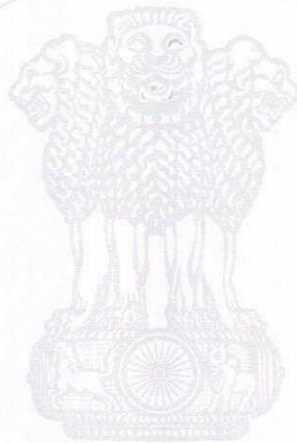
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ORDER (PARNEET S SACHDEV - CHAIRMAN)

1. Today, ld. counsel for the complainant submitted that the complainants seek possession of the unit and execution of the Builder Buyer Agreement (BBA), which the respondent has failed to execute despite receiving the payments. It was further submitted that the entire payment has already been made by the complainants, and the relevant receipts have been placed on record as Annexure C2, specifically referring to a receipt dated 2009 available on page 14 of the complaint file. Ld. counsel also sought time to file a rejoinder along with supporting documents.
2. Ld. counsel for the respondent submitted that the project in question is a present and future project and is similar to the matter titled as “Nishant Bansal vs. Parsvnath Developers Ltd”, appeal for which is currently pending before the Hon’ble Punjab and Haryana High Court and is next listed for hearing on 13.01.2025. He further contended that an amount of Rs. 81,000 was paid by the complainant in 2009, and thereafter, no payment has been demanded from the complainants by the respondents.
3. After hearing the submissions of both parties, Authority observes that there are no supporting documents on record to show any effort made by the complainants between the years 2009 and 2023 to obtain the relief that they now seek before the Authority.
4. In view of the above, the Authority directs as follows:



- i. Complainant is directed to file documents, if any, demonstrating efforts made between the years 2009 and 2023 after they have paid whole amount to obtain possession and execution of the BBA as prayed.
 - ii. Complainant is further directed to file a rejoinder along with all supporting documents within the next 3 weeks with an advance copy be supplied to the opposite party.
5. Case is adjourned to 03.04.2025.



सत्यमेव जयते

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CHANDER SHEKHAR
[MEMBER]

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NADIM AKHTAR
[MEMBER]

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PARNEET S SACHDEV
[CHAIRMAN]