



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 340 OF 2024

Gopi Nath Agarwalla

....COMPLAINANT

Versus

1. Piyush Heights Resident Towers J & K Welfare Association
2. Piyush Buildwell India Ltd.

.....RESPONDENTS

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

Date of Hearing: 19.09.2024

Hearing: 2nd

Present: Adv. Albar Qureshi, counsel for the complainant through VC.

Adv. Aishwarya Dobhal, counsel for respondent no. 1 through VC.

Adv. Mayank Aggarwal, counsel for respondent no. 2, in person.

ORDER (PARNEET S SACHDEV- CHAIRMAN)

1. As per the last order, upon perusal of Performa-B, it was observed that the captioned complaint was initially instituted only against Respondent No. 2.

However, the memo of parties indicated that there were two respondents against whom the present complaint had been filed. In view of this technical ambiguity, the Authority directed the learned counsel for the complainant to provide clarification and make the necessary changes regarding the list of parties involved.

2. In compliance with the order dated 09.07.2024, the complainant has rectified this technical discrepancy and has filed a fresh Performa-B bearing No. RERA-PKL-930-2024 on 15.07.2024, vide receipt no. 35031. Consequently, the fresh Performa-B bearing No. RERA-PKL-930-2024 now stands merged with the earlier complaint bearing No. 340 of 2024.
3. Accordingly, the matter will henceforth be proceeded with under Complaint No. 340 of 2024.
4. Furthermore, upon perusal of the file, it is observed that there is inconsistency regarding the year of the Builder Buyer Agreement (BBA). Specifically, on page 5 of the complaint pleadings, the year is not mentioned, while on page 10, paragraph 5, the year is stated as 2014, and on the BBA annexed on page 21, the year is mentioned as 2011. To ensure clarity, the Authority directs the complainant to file a fresh BBA with the proper and consistent mention of the year.
5. During the hearing, the learned counsel for Respondent No. 2 stated that she is not seeking any further time to file a reply, as she is appearing on behalf of the



Resident Welfare Association (RWA) and is present solely to assist the Authority regarding the two towers completed by the RWA.

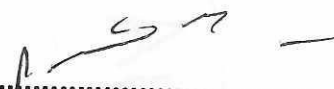
6. In light of the above, the case is adjourned to 12.12.2024.



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DR. GEETA RATHEE SINGH
[MEMBER]



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NADIM AKHTAR
[MEMBER]



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PARNEET S SACHDEV
[CHAIRMAN]