



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in
COMPLAINT NO. 1019 OF 2025

Baldev Raj Gaba

....COMPLAINANT

VERSUS

BPTP

....RESPONDENT

CORAM:

**Parneet S. Sachdev
Dr. Geeta Rathee Singh
Chander Shekhar**

**Chairman
Member
Member**

Date of Hearing: 14.05.2026

Hearing: 3rd

Present: Mr. Atul Dewan, counsel for the complainant through VC
Mr. Tejeshwar, Counsel for the respondent through VC.

ORDER (PARNEET S SACHDEV - CHAIRMAN)

1. Complainant being an aggrieved person had filed present complaint on 07.07.2025 seeking following reliefs:-


- i. *Direct the respondent (B.P.T.P Limited) to settle the matter amicably by paying the amount back to the complainant with interest respondent give the compensation at the rate of 18% per annual till date.*
- ii. *Direct the respondent that if in any way the delivery of possession is a possibility then give a stipulated date on which the delivery is to be guaranteed.*
- iii. *Direct the respondent that even after giving the complainant the guarantee of the delivery of the possession of the said 'unit' and again*

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faltering on it then pay the compensation in full with interest as given in the agreement signed by both parties.

iv. *Pass any other order or direction as this Hon'ble Authority may deem fit in the facts and circumstances of the instant case.*

2. At the time of arguments, complainant was asked to clarify/justify under which section of RE(R&D) Act,2016 the reliefs are being sought. He could not furnish any satisfactory response to the query.
3. In the case in hand, it is observed that reliefs in present form as mentioned in aforesaid paragraph cannot be adjudicated by the Authority. Section 18 of RE(R&D) Act,2016 provides specifically for two reliefs; first for possession along with delay interest, second for refund of paid amount with interest. These reliefs cannot be adjudicated under the Act. Hence, the complaint is **dismissed with liberty** to complainant to file fresh complaint with proper reliefs within 45 days. Late filed complaint will not be considered. File be consigned to record room after uploading of this order on website.


CHANDER SHEKHAR
[MEMBER]


DR. GEETA RATHEE SINGH
[MEMBER]


PARNEET S. SACHDEV
[CHAIRMAN]