



Real Estate Regulatory Authority

Government of Himachal Pradesh

Complaint Application

Application No.

CTA0320230004

printed : 31-05-2023 09:44 PM

Complaint Details

Complaint Subject	Complaint for taking action against the respondents for mal-practices and illegal activities.
Facts of the complaint	<ol style="list-style-type: none">1. That the complainant had purchased apartment no. A 102 in Block A, at BTM apartments, NH22, Barog Bye pass, Kumarhatti, Solan, H.P in 2014. The allotment cum possession letter dated 07/07/2014 was issued to the complainant and the said allotment cum possession letter is Annexure C-1.2. That the amount of Rs 17 Lakhs was received by the respondents from the complainant qua the said apartment. The receipt of the said amount is mentioned in Annexure C-1.3. That the complainant had taken another apartment at BTM apartments, Flat no. 311, in same premises/project from the respondents in 2014 and the complainant was in possession in the said flat after paying full and final amount of Rs 9 Lakhs, but still surprisingly a letter demanding extra money as balance of the said apartment was issued to the complainant, electricity and water connections to the said apartment was disconnected. Whereupon, the complainant filed consumer complaint against the respondent for the said another flat that the complainant had purchased for himself. The complainant got shocked and surprised with the attitude of the respondents when the complainant tried to check the status of his above mentioned apartment no. 102 (which is in question in present complaint) at BTM apartments, it was an utter shocking and surprising that the said apartment was resold by the respondents to some third party without the consent or knowledge of the complainant.4. That it is pertinent to mention here that the complainant is resident of Chandigarh. Hence, the complainant was not looking after the above said property on regular basis however, the complainant was going and staying in his another apartment very occasionally.5. That the apartment no.A 102 was purchased by the complainant for using it for commercial benefits because of which the complainant cannot file a consumer complaint regarding the same.6. That the mischief and mal-practices of the respondents has come into the notice of the complainant in May, 2022. Since the complainant is regularly following the respondents for any relief but no one is hearing the grievance of the complainant. That the complainant also sent legal notice dated 24/02/2023 to the respondents. The said legal notice is Annexure C-2.7. The respondents have openly threatened the complainant to go where ever he can, they have done what they intended.
Reliefs Sought	Hence, it is prayed that the present complaint may kindly be allowed and necessary action may kindly be taken against the respondents for mal-practices and illegal activities. Further the respondents may kindly be directed to return the amount of Rs 17 lakhs along with its penal interest as applicable from the date of 07/07/2014 to the complainant in the interest of justice. Further the respondents may kindly be directed to pay litigation expenses to the tune of Rs 1 Lakh to the complainant.

Complainant Details







	Personal Info	Contact Details	Address	Notice Address
1.	SUSHIL KUMAR CHOUDHARY Father : Sh. MAN SINGH Type : Allottee	8699062216 saini969@gmail.com	House No. 741, Sector 16 D, Chandigarh, Chandigarh, 160017	House no. 1736, Sector 34 D, Chandigarh, Chandigarh, 160022

Respondent Details



	Personal Info	Contact Details	Address	
1.	BTM REAL ESTATE DEVELOPERS PVT. LTD. THROUGH ITS AUTHORISED PERSON Type : Project Category : Non-Individual RERA Reg No : RERAHPSOP07180037	8054968646 ashokbtm50@gmail.com	SCO No. 148, First Floor, Sector 40-C, Chandigarh, Chandigarh, 160036	
2.	ASHOK KUMAR KUKREJA, BEING DIRECTOR Type : Other	8054968646 ashokbtm50@gmail.com	SCO No. 148, First Floor, Sector 40-C, Chandigarh, Chandigarh, 160036	
3.	MEENA KUKREJA, BEING DIRECTOR Type : Other	8054968646 ashokbtm50@gmail.com	SCO No. 148, First Floor, Sector 40-C, Chandigarh, Chandigarh, 160036	

Documents

Documents relied upon by the complainant and referred to in the complaint

1.	Annexure C-1	 
2.	Annexure C-2 (Legal Notice)	 
3.	Annexure C-3 (Declaration)	 

Other Documents as annexed along with the complaint

1.	Power of Attorney	 
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Declaration

Jurisdiction of the Authority

I **SUSHIL KUMAR CHOUDHARY** declare that the subject matter of the claim falls within the jurisdiction of the authority.

Complaint not pending with any other Court

Whether this Complaint is pending with any other court, etc.? : **No**

I **SUSHIL KUMAR CHOUDHARY** declare that the matter regarding which this complaint has been made is not pending before any court of law or any other authority or any other tribunal(s).

Declaration and Verification

I **SUSHIL KUMAR CHOUDHARY**, S/O **Sh. MAN SINGH** do hereby verify that the given details are true to my personal knowledge and belief and that I have not suppressed any material fact(s).

Place : **SHIMLA**

Date : **09/03/2023**

Registration Fee

Fee Amount

₹ 500

Payment Status :  **Payment Received**

Payment Mode : **Online**

Transaction No. : **HPR090320230002**

Transaction Date : **09/03/2023 04:52 PM**

Bank Details : **sbiipay~202306869490164**