



Real Estate Regulatory Authority

Government of Himachal Pradesh

Complaint Application

Application No.

CTA0720220002

printed : 19-04-2024 02:02 PM

Complaint Details

Complaint Subject	Illegal Trespass
Facts of the complaint	<p style="text-align: center;">BTM Resident's Welfare Association</p> <p style="text-align: center;">NH-22, BAROG BYE PASS, VILLAGE KALOL</p> <p style="text-align: center;">KUMARHATTI, ehsil & DISTT. SOLAN (H.P.)</p> <p>July 7, 2022</p> <p>To</p> <p>The Chairman</p> <p>Real Estate Regulatory Authority</p> <p>Government of Himachal Pradesh</p> <p>Shimla</p> <p><u>Sub: Complaint for Illegal Trespass from our BTM Apartments (Group Housing) Complex by the neighbour M/s M.M. Square (Tourism Project)</u></p> <p>Respected Sir,</p> <p>It is humbly requested that we the under mentioned residents have purchased flats in BTM Apartments (Group Housing) Project of BTM Real Estate Developers Pvt. Ltd. Group Housing Project passed by Real Estate Regulatory Authority, H.P. Govt. Of Himachal Pradesh under Form-C [(Rule-5(1)] Sr. No.0098 Registration no RERAHPSOP07180037 dated 11/02/2020 situated at NH-22, Barog Byepass, Barog, Tehsil & Distt. Solan, Himachal Pradesh.</p> <p>Sir, without the consent of flat owners, our project Director Mr. Ashok Kukreja entered into an Agreement for use of our project passage/road with neighbour Narender Kumar (agriculturist). After one month, Narender Kumar sold his land to company M/s M.M. Square (Tourism Project) and they made Sale Deed showing using of passage/road within our BTM Apartments (Group Housing project). (Copy of Both agreement and relevant pages of sale deed is enclosed for reference).</p> <p>Whereas, we don't understand how can M/s M.M.Square got his project passed under Section 118 of H.P. Tenancy & Land Reforms Act 1972 for setting up of Tourism unit (Tourism Purpose) with using neighbourer BTM Apartments (Group Housing) internal passage/road, which is also passed under section 118 of H.P. Tenancy & Land Reforms Act 1972.</p> <p>It is further requested to your good self that our neighbourer namely M.M.Square (Tourism Project) is illegally trespassing from our land for his construction material and also claiming that BTM Apartments (Group Housing) internal passage/ road will also be used for Hotel Guests and all other Hotel administrative purposes.</p>

We all are mostly senior citizens. As M/s M.M.Square (Tourism Project) is disturbing our privacy by using the internal passage/road your good self is requested to look into this matter personally.

Moreover, it is to further inform you that in between our BTM Apartments and M.M.Square there is a natural flow of rainy water drain on which NHAI has constructed the culvert 91 +796 (NH-22). M/s M.M.Square is blocking this nala with filling/construction on the nala. It will cause damage to our building and others in rainy season.

We are enclosing all details in PDF and video of that project.

Please do the needful as early as possible and oblige so that we senior citizen owner of flats do not suffer.

With kind regards

Yours faithfully

BTM Resident's Welfare Association

Varinder Chopra (President) Mobile: 9876774025

Gurcharan Singh Chhatwal

Mohinder Singh Gujral

Jasmine Singh Puri

Kanta Rani

Khushwant Singh

Reliefs Sought

MM Square should not enter through our premises.

Complainant Details

	Personal Info	Contact Details	Address	Notice Address
1.	VARINDER CHOPRA Father : Lt. Sh. M L CHOPRA Type : Project (RERAHPSOP07180037)	9876774025 varinderchopracricketer@gmail.com	Apartment No. A-310, BTM Apartments Barog Bye Pass, Solan, Himachal Pradesh, 173229	Apartment No. A-310, BTM Apartments Barog Bye Pass, Solan, Himachal Pradesh, 173229

Respondent Details

	Personal Info	Contact Details	Address	
1.	ASHOK KUMAR KUKREJA Type : Project Category : Non-Individual RERA Reg No : RERAHPSOP07180037	8054968646 ashokbtm50@gmail.com	House No 1327, Sector 37B, Chandigarh, Chandigarh, 160036	

Documents

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

1.	Complaint	 
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Other Documents as annexed along with the complaint

1.	Complaint	 
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Declaration

Jurisdiction of the Authority

☒ I **VARINDER CHOPRA** 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 **VARINDER CHOPRA** 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 **VARINDER CHOPRA**, S/O **Lt. Sh. M L CHOPRA** do hereby verify that the given details are true to my personal knowledge and belief and the i have not suppressed any material fact(s).

Place : **BTM Apartment A-310, Kumarhatti**

Date : **07/07/2022**

Registration Fee

Fee Amount

₹ 500

Payment Status :  **Payment Received**

Payment Mode : **Online**

Transaction No. : **HPR070720220009**

Transaction Date : **07/07/2022 02:10 PM**

Bank Details : **sbiipay~202218858377680**