

PROCEEDINGS OF THE DAY		19
Day and Date	Friday and 31.10.2025	
Complaint No.	CR/174/2024 Case titled as Neetu Todi VS BPTP Limited	
Complainant	Neetu Todi	
Represented through	Ms. Priyanka Agarwal Advocate	
Respondent	BPTP Limited	
Respondent Represented	Ms. Tanya Advocate	
Last date of hearing	24.10.2025	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings

The present complaint has been filed by the complainant seeking the relief of possession. The complainant was allotted unit bearing no. T20-1004, admeasuring 1691 sq. ft. as per the payment plan the total cost of the said unit was Rs.1,04,62,6442/-. The respondent did not even execute any BBA and kept on making excuses to delay the same. However, the respondent terminated the said unit on 05.02.2022 due to the default on the part of the complainant for not making the payment and further third-party rights have already been created against the said unit vide CD dated 30.07.2024.

Further, the respondent has already refunded the amount of **Rs. 1,02,53,893/-** with interest to the complainant via RTGS after making the necessary deductions as the unit stood terminated on 05.02.2022 and vide email dated 14.06.2025, the complainant was duly informed the same.

The counsel for the complainant confirms the receipt of above amount but states that the refunded amount is not as per the Regulations of the Authority and undue deduction have been made. Moreover, cancellation is unilateral and bad and hence, requests that even if refund is to be considered, it should be along with interest and is filing the calculation to this effect. Copy supplied to the counsel for the respondent during proceedings and shall be filing in the



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. डब्ल्यू.डी. निवास गृह, सिविल लाईन्स, गुरुग्राम, हरियाणा

registry today itself. Further states that the respondent has cancelled the unit when the matter was sub judice.

On contrary the counsel for the respondent states that the complainant is chronic defaulter and last payment was made by the complainant on 08.01.2018 therefore the unit of the complainant has been terminated and the amount has been refunded after deducting 10% of the sale consideration. Furthermore, it needs to be seen that the development of the unit and the project as a whole is largely dependent on the fulfilment of the allottees in timely clearing their dues. The demands were raised as per the agreed payment plan however, despite the same the complainant have delayed the payment against the unit.

The counsel for the respondent shall file response to the calculation submitted by the counsel for the complainant within 3 weeks with an advance copy to the complainant.

Arguments heard.

Order reserved.

Parties may file brief written submissions within a period of 2 weeks with an advance copy to each other.

Matter to come up on 21.11.2025 for pronouncement of order.

Arun Kumar
Chairman
31.10.2025