



**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. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

| PROCEEDINGS OF THE DAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                  | 5 to 14 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|---------|
| Day and Date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Tuesday and 28.01.2025                                                           |         |
| Complaint No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | CR/2292/2023 Case titled as Neeraj Chaudhary and Monia Chaudhary VS BPTP Limited |         |
| Complainant                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Neeraj Chaudhary and Monia Chaudhary                                             |         |
| Represented through                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Shri Sanjeev Kumar Sharma Advocate                                               |         |
| Respondent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | BPTP Limited                                                                     |         |
| Respondent Represented                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Shri Gunjan Kumar Advocate                                                       |         |
| Last date of hearing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 22.10.2024                                                                       |         |
| Proceeding Recorded by                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Naresh Kumari and HR Mehta                                                       |         |
| <b>Proceedings</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                  |         |
| <p>The present complaint has been received on 25.05.2023 and the reply on behalf of respondent no. 1 (BPTP Limited) was received on 06.02.2024. Respondent no. 2 (Countrywide Promoters private limited) has failed to put in appearance before the authority and also failed to file any written reply despite sufficient opportunity. In view of the same, the matter is proceeded ex-parte against respondent no. 2.</p> <p>The complainant filed an application dated 13.09.2024 under Section 39 of the Act of 2016 seeking rectification of order dated 20.08.2024.</p> <p>After considering the same, on 22.10.2024 the Authority directed the respondent to file an affidavit with complete details of alienation of the unit with proper date, amount received since its first allotment till date.</p> <p>In compliance of the order dated 22.10.2024, the respondent (BPTP Limited) has filed an affidavit on 09.01.2025.</p> <p>The counsel for the complainant states that the affidavit filed by the respondent (BPTP Limited) is not as per order dated 22.10.2024. Further, the counsel for the complainant states that the interim orders may be continued as granted by this Authority vide order dated 9.8.2023 and 13.2.2024.</p> |                                                                                  |         |



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The Authority observes that vide order dated 9.8.2023 and 13.2.2024 respectively, the Authority has granted status-quo with respect to the allotted unit. Further on the date of hearings i.e. 12.9.2023, 14.11.2023, 7.5.2024, 20.8.2024 and 22.10.2024 respectively, no direction to maintain status-quo was given by the Authority. Therefore, no orders in this regard.

Matter to come up on 11.03.2025 for further proceedings.

Ashok Sangwan  
Member

Arun Kumar  
Chairman  
28.01.2025

Vijay Kumar Goyal  
Member