

PROCEEDINGS OF THE DAY		100
Day and Date	Tuesday and 22.07.2025	
Complaint No.	MA NO. 110/2025 in CR/4559/2020 Case titled as Praveen Garg VS BPTP Limited	
Complainant	Praveen Garg	
Represented through	None	
Respondent	BPTP Limited	
Respondent Represented	Ms. Tanya Advocate	
Last date of hearing	Application u/s 39 of the Act/27.05.2025	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Shahin Proceedings

The above-mentioned matter was heard and disposed of vide order dated 08.04.2021.

The complainant filed a rectification application on 05.02.2024 seeking rectification of the said order w.r.t the directions of the authority for handing over of the possession and executing the conveyance deed. The authority vide proceedings cum order dated 02.04.2024 rectified the same and disposed of the said application.

Now the respondent has filed an application for rectification of said order on 05.02.2025 under section 39 of the Act, 2016 seeking rectification in the order dated 08.04.2021 and 02.04.2024. The applicant/respondent herein states that the complainant had taken loan from the bank and opted for subvention scheme. The respondent has paid a total amount of Rs. 10,74,525/- as Pre-EMI in terms of the tripartite agreement executed between the parties. Therefore, the respondent is not liable to pay any delay possession charges since the payment made as Pre-EMI was in form of compensation and therefore shall be adjusted against the delay possession charges allowed by the authority vide order dated 08.04.2021.

Moreover, the obligation of handing over of the possession of the subject unit to the complainants vide impugned order dated 02.04.2024 arises once the



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हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. डब्ल्यू. डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

outstanding dues on part of the complainants are cleared. Prayed accordingly.

Arguments heard.

Order reserved.

Detail order will follow.

Ashok Sangwan
Member

Arun Kumar
Chairman
22.07.2025