



**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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                         | 41 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|----|
| Day and Date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Friday and 20.09.2024                                   |    |
| Complaint No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | CR/645/2024 Case titled as Anjali Kakar VS BPTP Limited |    |
| Complainant                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Anjali Kakar                                            |    |
| Represented through                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Complainant in person                                   |    |
| Respondent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | BPTP Limited                                            |    |
| Respondent Represented through                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Shri Harshit Batra, Advocate                            |    |
| Last date of hearing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 16.8.2024                                               |    |
| Proceeding Recorded by                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Naresh Kumari and HR Mehta                              |    |
| <b>Proceedings</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                         |    |
| <p>The present complaint has been received on 27.02.2024 and the reply on behalf of respondent was received on 05.04.2024.</p> <p>The complainant is seeking setting aside of termination of allotment dated 7.10.2023 and delayed possession charges alongwith handing over of possession.</p> <p>The counsel for the respondent states that the unit was rightly cancelled in terms of the BBA dated 29.7.2022 wherein the complainant was required to pay 50% of the amount on application for Occupation certificate or within four months from date of booking whichever is later and balance payment was to be made on receipt of OC and offer of possession.</p> <p>The demand was made to the complainant on 16.5.2023 in terms of the BBA and on failure of the complainant to pay the instalment, the unit was cancelled after giving due reminders and pre-cancellation.</p> <p>It is noted that as per the provisional OC dated 21.9.2023, the respondent has been directed to seek objections from each of the allottee w.r.t. changes in the site plans/building plans and final OC is stated to have been issued on 4.01.2024.</p> |                                                         |    |



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The Planning branch is directed to look into the issue of violation of section 14(2)(ii) of the Act, 2016.

Matter to come up on 25.10.2024 for further proceedings.

  
Ashok Sangwan  
Member  
20.09.2024