



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 2042 OF 2019

BPTP Park floor II sector LXXVI

Resident welfare Association, Faridabad

....COMPLAINANTS(S)

VERSUS

BPTP Ltd

CORAM: Rajan Gupta
Anil Kumar Panwar
Dilbag Singh Sihag

....RESPONDENT(S)

Chairman
Member
Member

Date of Hearing: 10.03.2021

Hearing: 11th

Present: Shri Denson Joseph, Counsel for the complainant through video-conferencing.

Shri Hemant Saini, Counsel for the Respondent.

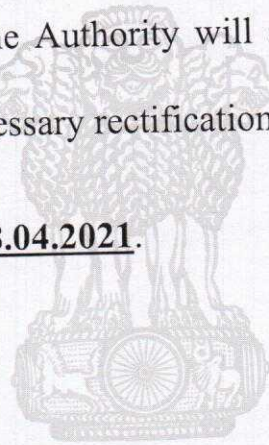
ORDER: (ANIL KUMAR PANWAR-MEMBER)

1. Learned counsel for the complainant states that he has already e-mailed to the Authority and a copy thereof to the respondent highlighting the details of deficiencies required to be complied with but the respondent has not taken any steps for necessary rectification.
2. Learned counsel for the respondent states that he has not yet received the deficiencies and may be allowed an adjournment to amicably settle the matter with the complainant association.
3. The Authority observes that grievances raised are in respect of IFMS amount, Replacement of DG sets, supply of copy of occupation certificate, if any obtained by the respondent, Replacement of solar panels. Learned Counsel for the complainant submits that the respondent for the time being is using rented DG sets which are obsolete and are in fact creating noise nuisance and had not purchased the DG sets despite having collected money from the allottees. Learned Counsel further submits that the respondent shall be suitably penalized for not obtaining the OC and if already obtained, for non-performance of his duty towards supply of a copy of OC to the allottees.
4. The Authority, in the above circumstances, allows an opportunity to the respondent to amicably settle the matter and at the same time will observe



that if the matter is not amicably settled, the Authority will consider the desirability of appointing an agency in order to obtain a report on the points namely (i) whether or not the IFMS amount has been kept separately and is utilized for the purpose it is meant for, (ii) whether or not the money collected for DG sets had been used for the purpose it was collected and (iii) the condition of solar panels etc., in order to ensure that the deficiencies occurring in respect of amenities which the respondent is liable to rectify are still existing. In case the respondent fails to take the necessary steps for the rectification of deficiencies by next date, the Authority will also be constrained to allow the complainant to carry out necessary rectifications at the cost of respondent.

5. Adjourned to 28.04.2021.



RAJAN GUPTA
(CHAIRMAN)

ANIL KUMAR PANWAR
(MEMBER)

DILBAG SINGH SIHAG
(MEMBER)