



Complaint No. 2042 of 2019 and 1034 of 2020

HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 2042 OF 2019

BPTP Park floor II sector LXXVI

....COMPLAINANTS(S)

Resident welfare Association, Faridabad

VERSUS

BPTP Ltd

....RESPONDENT(S)

2. COMPLAINT NO. 1034 OF 2020

R P Uniyal and others

....COMPLAINANTS(S)

VERSUS

BPTP Ltd and Another

....RESPONDENT(S)

CORAM: Rajan Gupta
Anil Kumar Panwar

Chairman
Member

Date of Hearing: 29.07.2021

Hearing: 12th

Present: Shri Denson Joseph, Counsel for the complainant through video-Conferencing (in complaint no. 2042 of 2019)

Shri Gaurav Gupta, Counsel for the complainant through video-Conferencing (in complaint no. 1034 of 2020)

Shri Hemant Saini and Shri Himanshu Monga, Counsel for the
Respondent.

ORDER: (ANIL KUMAR PANWAR-MEMBER)

1. Both the captioned complaints involve similar relief and relates to the same project. Complaint NO. 1034 of 2020 is filed by an individual allottee whereas complaint no. 2042 of 2019 is a collective complaint filed by an association comprising of several allottees of project. So, complaint no. 2042 is being taken as lead case.

2. The present case is filed by Association of the project park floors II sector 76, Faridabad. Today is the 12th hearing in this case. Reply not filed by the respondent.

3. The Authority in the eleventh hearing of this case, while allowing opportunity to respondent to amicably settle the dispute, had expressed desirability of appointing an agency to assess the deficiencies in the project in case settlement does not frutify. Today, learned counsel for the complainant apprised the Authority that the case is not settled between the parties.

4. The Authority now decides to appoint a local commissioner who will prepare and submit the report on the following points.

(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 whether DG sets provided is of required capacity.

(iii) the condition of solar panels and security services.

(iv) availability of Power Grid electric connection, Automatic Power Changeover Panel, Independent Power monitoring Display.

(v) availability of Kids Park, jogging and walking track.

(vi) status of occupation certificate, fitness certificate of buildings, NOC from fire department and lifts and approved plan of the society.

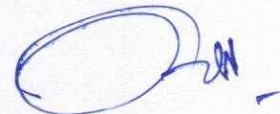
(vii) the condition of the building with respect to plastering, seepage in buildings, leakage on roof from water tanks, back pressure in bathrooms of towers T24, T25 and T4, Quality of electric cables.

(viii) condition of lifts.

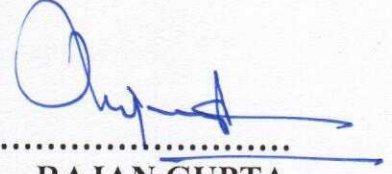
(ix) low maintenance of non-functional STP and its non-connection with main HUDA sewerage line.

(x) communication system from gate to different flats.

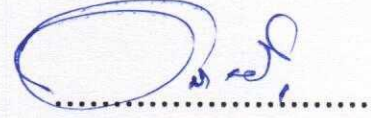
Cost of the local commissioner shall be borne by the respondent.



5. Adjourned to 22.09.2021.



RAJAN GUPTA
[CHAIRMAN]



ANIL KUMAR PANWAR
[MEMBER]

