



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 2551 OF 2022

Asha Batra through authorized representative
Ashok Kumar Pasricha

.....COMPLAINANT

Versus

BPTP Ltd

.....RESPONDENT

CORAM:

**Nadim Akhtar
Chander Shekhar**

**Member
Member**

Date of Hearing: 08.07.2024

Hearing: 7TH

Present: -

Mr. Nitin Kant Setia, Counsel for the Complainant
through VC.

Mr. Hemant Saini, Counsel for the respondent through
VC.

ORDER (NADIM AKHTAR-MEMBER)

1. Today, Ld. counsel for respondent apprised the Authority that occupation certificate for the unit in question stands received on 21.08.2023. and complainant by way of present complaint is seeking possession of unit. He further stated that complainant may visit office of respondent situated at Connaught Place-Delhi for execution of requisite documents necessary for completing paper formalities for handing over of possession. In reply to it, ld. counsel for complainant stated that complainant will visit the office for taking

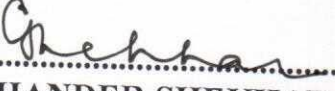
over possession but no documents like undertakings, indemnity bond etc. will be signed by complainant. Further, he requested that respondent be directed to deliver possession of unit at the earliest without insisting upon issue of receivables and payables. To this, ld. counsel for respondent clarified that documents, if any, presented to complainant for signing and complainant does not wish to execute them then for sake of formality, complainant may sign the same writing thereon subject to outcome of matter pending before Authority and not binding till final decision. He further stated that amount of one year maintenance charges have to be paid to the maintenance agency in advance, to BPMS maintenance agency, which are necessary for handing over possession of unit.

2. It is observed that complainant is interested in having possession of unit at the earliest. Therefore, respondent is directed to handover possession of unit to complainant without insisting of completion of paper formalities alongwith detailed statement of receivables and payables in terms of RERA Act, 2016 and HRERA Rules, 2017 without insisting upon issue of receivables and payables within next **2 weeks** from today by way of email mentioning therein the details of dealing concerned official. For said handing over and paper formalities exclusive of undertakings/indemnity bond, the complainant shall visit the office of respondent situated at Connaught Place. Thereafter, respondent should arrange a physical site visit of complainant for inspection of unit not later than **16.08.2024**. Complainant is at liberty to point out



deficiencies, if any, in writing to respondent after said site visit. Respondent shall file statement of receivables and payables and list of deficiencies alongwith copy of occupation certificate and offer of possession in registry atleast two weeks prior to next date of hearing.

3. Case is adjourned to 30.09.2024.


CHANDER SHEKHAR
[MEMBER]


NADIM AKHTAR
[MEMBER]

