



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 518 OF 2024

Ajay Kumar

....COMPLAINANT

VERSUS

BPTP Ltd. and Anr.

....RESPONDENT

2. COMPLAINT NO. 520 OF 2024

Vijay Dhingra

....COMPLAINANT

VERSUS

BPTP Ltd. and Anr.

....RESPONDENT

CORAM: Parneet Singh Sachdev
Nadim Akhtar
Dr. Geeta Rathee Singh
Chander Shekhar

Chairman
Member
Member
Member

Date of Hearing: 30.10.2025

Hearing: 5th in both cases.

Present: Adv. Ada Khursheed, counsel for complainants through VC

Adv. Hemant Saini, Counsel for respondent

ORDER: (PARNEET S. SACHDEV-CHAIRMAN)

1. Captioned complaints were listed for hearing on 25.08.2025, however due to constitution of Benches, matter has been taken up today for hearing.

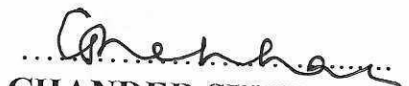
2. Learned counsel for the complainant submitted that offer made by the respondent is illegal and as such complainant is not liable to pay maintenance charges as physical possession has not been handed over till date.
3. Advocate Hemant Saini, appearing on behalf of the respondent, submitted that the respondent is ready to hand over possession of the booked units, provided the complainant clears the outstanding dues and pay the maintenance charges and stamp duty charges. He further requested that the Authority may direct the complainant to visit the site office for the same purpose. He also submitted that the occupation certificate stands received on 30.01.2024 and offer was made on 22.02.2024. Maintenance charges are liable to be paid w.e.f valid offer of possession i.e. 22.02.2024.
4. After hearing both parties, the respondent is directed to send an email to the complainant within next 2 weeks from the date of this order, specifying the date and time for a site visit. The email shall also include the name and contact details of the authorised representative who shall facilitate and coordinate the complainant's visit. On the mutually fixed date, the respondent shall hand over possession of the unit to the complainant, subject to the settlement of receivables and payables, which shall be adjudicated later by the Authority. However, the respondent shall not demand or collect stamp duty at the time of handing over possession. The issue of stamp duty and other charges, if any, shall be considered

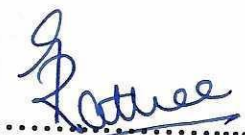


separately by the Authority in accordance with law. Complainant shall remain liable to pay maintenance charges calculated w.e.f 22.02.2024 at the time of possession.

5. Lastly, both parties are directed to file applications, outlining the details of receivables and payables in accordance with the RERA Rules upto 29.01.2026. Advance copies of these applications shall be supplied to each other. The last date for filing these documents is 29.01.2026.

6. Both the cases are adjourned to 12.03.2026 for final arguments. No further date will be provided. In case details are not filed in time, the case will be decided on merits based on documents on record.


CHANDER SHEKHAR
[MEMBER]


DR. GEETA RATHEE SINGH
[MEMBER]


NADIM AKHTAR
[MEMBER]


PARNEET S. SACHDEV
[CHAIRMAN]