



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 505 OF 2024

Rakesh Kumar Kapoor and anr.

.....COMPLAINANTS

Versus

M/s BPTP Ltd.

.....RESPONDENT

2. COMPLAINT NO. 506 OF 2024

Hemanta Kumar Pandit and Anr.

.....COMPLAINANTS

Versus

M/s BPTP Ltd.

.....RESPONDENT

3. COMPLAINT NO. 543 OF 2024

Ankur Mehan and Anr.

.....COMPLAINANTS

Versus

M/s BPTP Ltd.

.....RESPONDENT

4. COMPLAINT NO. 544 OF 2024

Atul Kumar Rohtagi

.....COMPLAINANTS

Versus

M/s BPTP Ltd.

.....RESPONDENT

5. COMPLAINT NO. 587 OF 2024

Manoj Kumar and Anr.

.....COMPLAINANTS

Versus

M/s BPTP Ltd.

.....RESPONDENT

6. COMPLAINT NO. 525 OF 2024

Sushil Kumar Nanda

.....COMPLAINANTS

Versus

M/s BPTP Ltd.

.....RESPONDENT

7. COMPLAINT NO. 887 OF 2024

Syeda Sabrina Yesmin Salim

.....COMPLAINANTS

Versus

BPTP Ltd.

.....RESPONDENT

CORAM: Nadim Akhtar

Member

Chander Shekhar

Member

Date of Hearing: 21.07.2025

Hearing: 5th in all captioned complaints

Present: Adv. Nitin Kant Setia, counsel for the complainant in all complaints through VC



Adv. Himanshu Monga, proxy counsel for Adv. Hemant Saini, main counsel for respondent.

ORDER (NADIM AKHTAR-MEMBER)

1. Relevant part of last order dated 07.04.2025 is reproduced below:

6. After hearing the submissions of both parties and perusing the record, the Authority directs as follows:

- a. The respondent shall file an affidavit within 15 days from the date of this order, categorically specifying the heads under which charges have been levied upon the complainants. The affidavit must provide a detailed breakup of all charges (including but not limited to stamp duty, maintenance, administrative, holding charges, rate of interest and interest levied, if any,) imposed in the captioned complaints.*
- b. The respondent must also clarify the basis for each charge and justify their imposition in light of the Authority's directions issued in earlier orders.*
- c. A copy of the said affidavit shall be supplied in advance to the complainants.*
- d. In case any complainant disputes the details or calculations submitted by the respondent, the complainants shall be at liberty to file a counter affidavit, placing on record any discrepancies they find, supported by documentary evidence, if any.*

2. Today, learned counsel for the complainants submitted that in Complaint Nos. 525, 587, and 887 of 2024, the Authority had directed the respondent to hand over possession of the units without raising any demands at the time of handing over possession. However, contrary to these directions, the respondent has raised monetary demands at the time of handing over possession.



3. The Authority enquired from the learned counsel for the complainants whether such demands were made verbally or in writing? In response, the counsel referred to page no. 21 of the application dated 03.04.2025, wherein the complainant has annexed a demand letter dated 18.02.2025. As per the said letter, the respondent has demanded payment of holding charges and stamp duty. It was further submitted that the complainants have complied with the said demands. The complainants have once again requested the Authority to issue a show cause notice to the respondent under Section 63 of the Real Estate (Regulation and Development) Act, 2016 for non-compliance with the Authority's directions. It was also brought to the notice of the Authority that in Complaint No. 887 of 2024, the respondent offered possession vide email dated 16.07.2025, i.e., merely three days prior to today's hearing.
4. Today, Mr. Himanshu Monga, learned proxy counsel for the respondent, appeared and sought an adjournment on the ground that the main counsel is occupied in a meeting and is, therefore, unable to attend today's hearing. The request for adjournment is accepted.
5. Cases are adjourned to 04.08.2025 for further arguments.


CHANDER SHEKHAR
[MEMBER]


NADIM AKHTAR
[MEMBER]