



HARERA
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HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह. सिविल लाईंस. गुरुग्राम, हरियाणा

PROCEEDINGS OF THE DAY		5
Day and Date	Friday and 30.09.2022	
Complaint No.	CR/1985/2022 Case titled as Archna Sachdeva	
Complainant	Archna Sachdeva	
Represented through	Shri Nilotpal Shyam Advocate	
Respondent	BPTP Limited	
Respondent Represented through	Shri Venket Rao, Ms. Ratna Priya, Ms. Vritika Advocates and Shri Siddant Yadav AR of the respondent company	
Last date of hearing	27.05.2022	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings

The present complaint was filed on 16.05.2022 and registered as complaint no. 1985 of 2022. On the last date of hearing, Sh. Venkat Rao Advocate, counsel for the respondent appeared and was directed to file reply by 10.06.2022 however, no reply has been filed till date.

The counsel for the respondent has handed over a copy of reply to the counsel for the complainant during proceedings. The respondent is directed to file reply within one week i.e., 07.10.2022 in the registry along with a cost of Rs. 5,000/- to be paid to the complainant. Last opportunity is being granted. In case the reply is not filed within the time allowed, the defence of the respondent may be struck off.

The counsel for the complainant requests for issuance of interim direction against non- cancellation and non- creation of any third party rights as the complainant - allottee has already paid more than the basic amount demanded as per terms and conditions of the BBA and now some additional demands have been raised without adjusting DPC amount. The counsel for the

An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



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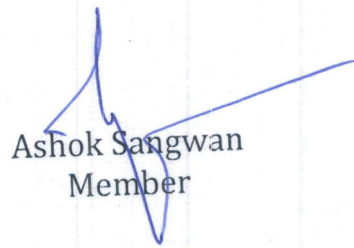
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respondent clarifies that the allottee has paid an amount of Rs.71,43,211/- against a final demand of Rs.95,64,347/-. The counsel for the complainant clarifies that this demand is without adjustment of delayed possession charges and the basic sale price was only to the tune of Rs.58,27,250/- alongwith charges for development, EDC, PLC, cost escalation, car parking, electrification, STP, interest on delayed payment, fire fighting and power back up charges, club membership, service tax/GST/VAT, stamp duty charges and additional area increased, if any.

The respondent is directed to not create any third party rights till next date of hearing and no coercive action shall be taken. Further the counsel for the complainant is directed to supply a complete copy of the complaint including copy of power of attorney in favour of present complainant as per law.

Matter to come up on **31.01.2023** for further proceedings.


Sanjeev Kumar Arora
Member


Ashok Sangwan
Member


Vijay Kumar Goyal
Member
30.09.2022