



HARERA
GURUGRAM

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

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PROCEEDINGS OF THE DAY

Day and Date	Tuesday and 18.07.2023
Complaint No.	CR/1985/2022 Case titled as Archna Sachdeva Vs BPTP Limited
Complainant	Archna Sachdeva
Represented through	Shri Nilotpal Shyam Advocate
Respondent	BPTP Limited
Respondent Represented	Shri Harshit Batra Advocate
Last date of hearing	31.01.2023
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings

The present complaint has been received on 16.05.2022 and the reply was received on 30.09.2022.

Succinct facts of the case as per complaint and reply are as under:

S. No	Heads	Description
1.	Name of the project	"Spacio', Sector 37D, Gurugram, Haryana
2.	Project area	43.588 acres
3.	DTCP license no.	83 of 2008 issued on 05.04.2008
	Validity of license	04.04.2025
	Name of the license holder of 83 of 2008	M/s Super Belts and 4 others
	Licensed area	23.814 acres
4.	RERA registration number	300 of 2017 dated 13.10.2017
	Validity of registration certificate	w.e.f. 13.10.2017 till 12.10.2020
5.	Date of execution of flat buyer's agreement	23.07.2012 (on page no. 37 of complaint)



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New PWD Rest House, Civil Lines, Gurugram, Haryana

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

6.	Date of allotment Letter	25.07.2011 (page no. 28 of complaint)
7	Booking application	10.05.2011 (page no. 56 of reply)
8.	Unit no.	N-1405, 14 th floor, Tower-N (page no. 44 of complaint)
9.	Unit area admeasuring	1800 sq. ft. (on page no. 37 of complaint)
10.	Revised unit area	1865 sq. ft. (a on page no. 172 of reply)
11.	Total consideration	Rs 95,64,347/-
12.	Total amount paid by the complainant	Rs. 71,43,211/-
13.	Due date of delivery of possession as per clause 3.1 of the flat buyer's agreement i.e. within a period of 36 months from the date of booking/registration of flat and grace period of 180 days after the expiry of 36 months, for applying and obtaining the occupation certificate.	10.05.2014 Note: Grace period is not included
14.	Occupation certificate date	30.07.2020 (on page no. 169 of reply)
15.	Offer of possession	05.08.2020 (page no. 172 of reply)

Arguments heard.

Order reserved.

Matter to come up on 17.08.2023 for pronouncement of order.

(Handwritten signature)
Vijay Kumar Goyal
Member
18.07.2023