



**HARERA**  
**GURUGRAM**

**HARYANA REAL ESTATE REGULATORY AUTHORITY**  
**GURUGRAM**

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. रजि. ई. विश्राम गृह, सिविल लाईन्स, गुरुग्राम, हरियाणा

**PROCEEDINGS OF THE DAY**

**45**

Day and Date	Friday and 22.08.2025
Complaint No.	MA NO. 545/2025 in CR/7694/2022 Case titled as Rupak Kumar Lohit and Bipasha Bhatia Lohit VS BPTP Limited & Country Wide Promoters Private Limited
Complainant	Rupak Kumar Lohit and Bipasha Bhatia Lohit
Represented through	Shri Gaurav Rawat Advocate
Respondent	BPTP Limited & Country Wide Promoters Private Limited
Respondent Represented	Shri Harshit Batra Advocate
Last date of hearing	Application u/s 39 of the Act/25.4.2025
Proceeding Recorded by	Naresh Kumari

**Proceedings-cum-order**

The present application dated 25.07.2025 has been filed by the Respondent, seeking rectification of the order passed in Complaint No. 7694 of 2022, which was disposed of vide order dated 25.04.2025.

The present application under Section 39 of the Real Estate (Regulation and Development) Act, 2016 has been filed by the respondent seeking correction in the order passed by this Authority, on the ground that while pronouncing the order it was erroneously recorded in the table that the Occupation Certificate (OC) had not been received, whereas according to the respondent the OC had already been obtained.

The counsel for the respondent requests for updating the status of OC in table at serial No.16 of page 6 of the order which states that OC is not received and only in principle approval has been obtained on 21.09.2023. The copy of OC was not part of the reply but mentioned in the written submissions and inadvertently not considered, the copy of OC is also placed at Annexure A2.



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CR/7694/2022

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. डब्ल्यू. टी. विश्राम गृह, सिविल लाइन्स, गुरुग्राम, हरियाणा

The counsel for the complainant has no objection to the correction in the table regarding obtaining of OC but it will not affect the directions which are giving DPC till valid offer of possession + 2 months after obtaining OC from the competent authority or actual handing over whichever is earlier.

**In view of the above, the application is allowed. File be consigned to the registry.**

V. I. 3

Vijay Kumar Goyal

Member

22.08.2025