

PROCEEDINGS OF THE DAY		17
Day and Date	Friday and 22.05.2026	
Complaint No.	CR/6342/2025 Case titled as Aruni Shukla VS Countrywide Promoters Private Limited & BPTP Limited & BPMS Private Limited	
Complainant	Aruni Shukla	
Represented through	Shri Umesh Gulati Advocate	
Respondent	Countrywide Promoters Private Limited & BPTP Limited & BPMS Private Limited	
Respondent Represented through	Shri Venket Rao and Gunjan Kumar Advocates	
Last date of hearing	01.05.2026	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings-cum-order

The present complaint has been filed on **30.12.2025** and registered as complaint no. **6342** of **2025**. Reply on behalf of the respondent no. 2 and 3 was received on **27.02.2026**.

The complainant is seeking to restore full and unconditional access to the club facility at "Astaire Gardens", Gurugram, in recognition of the complainants vested lifetime membership rights; to declare that the life time club membership is a transferable and irrevocable right attached to the said property and not contingent upon CAM or maintenance dues; to order refund of Rs.71,600/- unlawfully deducted from the complainant's IFMS, along with interest as per Rule 15 of the Haryana RERA Rules, 2017; to direct the respondent to produce audited CAM and Maintenance accounts from 2022 onwards, in compliance with Rules 24 and 25 of the Haryana RERA Rules, 2017; to impose penalties under Section 61, 63 and 64 of the Act, 2016 for continued non-compliance; to award suitable compensation under Section 18 (1) (b) read with Section 71 & 72 of the Act, and direct the respondents to bear cost of these proceedings

The counsel for the respondents has raised an preliminary objection that the complainant has not impleaded Ms. Shambhavi Shukla (Co-allottee/ Co-owner), as a necessary party to the present complaint and hence, the present complaint may be dismissed on the ground of non-joinder of a necessary party.



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम
CR 6342/2025

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Further states that the complainant is a subsequent allottee vide nomination/ endorsement letter dated 07.01.2022. Wherein the respondent no.1 & 2 had already obtained the occupation certificate on 19.09.2017 and the offer of possession has been issued in favour of the original allottee (Mrs. Dilpreet Kalra) on 25.09.2017. Further states that subsequent to the endorsement of the unit in favour of the complainant, a conveyance deed has been executed in favour of the complainant and Ms. Shambhavi Shukla (Co-allottee/ Co-owner) on 15.02.2023. Prior to which, a separate maintenance agreement had also been executed between complainant, Ms. Shambhavi Shukla (Co-allottee/ Co-owner) and respondent no.3 (BPMS Private Limited - being Maintenance agency).

Heard.

In view of the submission made by the counsel for the respondent, the present complaint is dismissed, being not maintainable, as the co-allottee Ms. Shambhavi Shukla is not impleaded as a necessary party. The complainant is at liberty to file a fresh case. File be consigned to the registry.

Arun Kumar
Chairman
22.05.2026