



**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

**PROCEEDINGS OF THE DAY**

Day and Date	Tuesday and 26.04.2022
Complaint No.	CR/3203 /2020 Case titled as Vijay Kumar Jadhav VS BPTP Limited and Countrywide Promoters Pvt. Ltd.
Complainant	Vijay Kumar Jadhav
Represented through	Ms. Priyanka Agarwal Advocate
Respondent	BPTP Limited and Countrywide Promoters Pvt. Ltd.
Respondent Represented through	Shri Siddhant Yadav AR
Last date of hearing	22.04.2022
Proceeding Recorded by	Naresh Kumari and HR Mehta

**Proceedings through VC**

The following 45 cases are being taken up together as all these belongs to project **Park Spacio** and the issues are similar in nature.

The arguments were heard and matters are taken up individually in respect of the relief sought by the concerned complainants in the respective complaints.

NAME OF THE BUILDER		M/s BPTP Limited	
PROJECT NAME:		SPACIO	APPEARANCE
1	CR/3203/2020	Vijay Kumar Jadhav Vs. M/s BPTP Limited and M/s Countrywide Promoters Pvt. Ltd.	Ms. Priyanka Agarwal Sh. Venket Rao
2	CR/1845/2019	Pavan Datta Vs. M/s BPTP Limited and M/s Countrywide Promoters Pvt. Ltd.	Ms. Priyanka Agarwal Sh. Venket Rao
3	CR/5602/2019	Tarun Tuli Vs. M/s BPTP Limited and M/s Countrywide Promoters Pvt. Ltd.	Sh. Nilotpal Shyam Sh. Venket Rao

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 अर्तगत गठित प्राधिकरण  
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16





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4	CR/2671/2020	Mukesh Agarwal Vs. M/s BPTP Limited and M/s Countrywide Promoters Pvt. Ltd.	Ms. Priyanka Agarwal Sh. Venket Rao
5	CR/2772/2020	Nitin Kumar Vs. M/s BPTP Limited and M/s Countrywide Promoters Pvt. Ltd.	Ms. Daggar Malhotra Sh. Venket Rao
6	CR/2823/2020	Vivek Kumar Vs. M/s BPTP Limited and M/s Countrywide Promoters Pvt. Ltd.	Ms. Priyanka Agarwal Sh. Venket Rao
7	CR/2936/2020	Ila Vashista Vs. M/s BPTP Limited and M/s Countrywide Promoters Pvt. Ltd.	Ms. Priyanka Agarwal Sh. Venket Rao
8	CR/2949/2020	Deeksha Seethapathy Vs. M/s BPTP Limited and M/s Countrywide Promoters Pvt. Ltd.	Shri Sh. Venket Rao
9	CR/3009/2020	Mrs. Shilpa Vs. M/s BPTP Limited and M/s Countrywide Promoters Pvt. Ltd.	Ms. Priyanka Agarwal Sh. Venket Rao
10	CR/3010/2020	Kirti Rathore Vs. M/s BPTP Limited and M/s Countrywide Promoters Pvt. Ltd.	Ms. Priyanka Agarwal Sh. Venket Rao
11	CR/3012/2020	Ankita Sharma Vs. M/s BPTP Limited and M/s Countrywide Promoters Pvt. Ltd.	Ms. Priyanka Agarwal Sh. Venket Rao
12	CR/3013/2020	Vishal Rana Vs. M/s BPTP Limited and M/s Countrywide Promoters Pvt. Ltd.	Ms. Priyanka Agarwal Sh. Venket Rao
13	CR/3126/2020	Pawan Kumar Vs. M/s BPTP Limited and M/s Countrywide Promoters Pvt. Ltd.	Sh. Sukhbir Yadav Sh. Venket Rao
14	CR/3134/2020	Satyanarayan Panda Vs. M/s BPTP Limited and M/s Countrywide Promoters Pvt. Ltd.	Ms. Priyanka Agarwal Sh. Venket Rao
15	CR/3195/2020	Tishar Adesara Vs. M/s BPTP Limited and M/s Countrywide Promoters Pvt. Ltd.	Ms. Priyanka Agarwal Sh. Venket Rao
16	CR/3196/2020	Swati Virmani Vs. M/s BPTP Limited and M/s Countrywide Promoters Pvt. Ltd.	Ms. Priyanka Agarwal Sh. Venket Rao
17	CR/3199/2020	Vaibhav Gupta Vs. M/s BPTP Limited and M/s Countrywide Promoters Pvt. Ltd.	Ms. Priyanka Agarwal Sh. Venket Rao
18	CR/3337/2020	Saurabh Gupta Vs. M/s BPTP Limited and M/s Countrywide Promoters Pvt. Ltd.	Ms. Priyanka Agarwal Sh. Venket Rao
19	CR/3340/2020	Sushil Kumar Jain Vs. M/s BPTP Limited and M/s Countrywide Promoters Pvt. Ltd.	Ms. Priyanka Agarwal Sh. Venket Rao
20	CR/3346/2020	Deepa Gupta Vs. M/s BPTP Limited and M/s Countrywide Promoters Pvt. Ltd.	Ms. Priyanka Agarwal Sh. Venket Rao
21	CR/3350/2020	Badri Prashad Gupta Vs. M/s BPTP Limited and M/s Countrywide Promoters Pvt. Ltd.	Ms. Priyanka Agarwal Sh. Venket Rao
22	CR/3376/2020	Vikas Mehta Vs. M/s BPTP Limited and M/s Countrywide Promoters Pvt. Ltd.	Ms. Priyanka Agarwal Sh. Venket Rao
23	CR/3377/2020	Vijay Kumar Vs. M/s BPTP Limited and M/s Countrywide Promoters Pvt. Ltd.	Ms. Priyanka Agarwal Sh. Venket Rao

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24	CR/3378/2020	Sudesh Gupta Vs. M/s BPTP Limited and M/s Countrywide Promoters Pvt. Ltd.	Ms. Priyanka Agarwal Sh. Venket Rao
25	CR/3379/2020	Rajesh Kumar Vs. M/s BPTP Limited and M/s Countrywide Promoters Pvt. Ltd.	Ms. Priyanka Agarwal Sh. Venket Rao
26	CR/3380/2020	Deepak Luthra Vs. M/s BPTP Limited and M/s Countrywide Promoters Pvt. Ltd.	Ms. Priyanka Agarwal Sh. Venket Rao
27	CR/3381/2020	Ashish Midhha Vs. M/s BPTP Limited and M/s Countrywide Promoters Pvt. Ltd.	Ms. Priyanka Agarwal Sh. Venket Rao
28	CR/3382/2020	Indu Deshwar Sachdev Vs. M/s BPTP Limited and M/s Countrywide Promoters Pvt. Ltd.	Ms. Priyanka Agarwal Sh. Venket Rao
29	CR/3388/2020	Sudhanshu Singhal Vs. M/s BPTP Limited and M/s Countrywide Promoters Pvt. Ltd.	Ms. Priyanka Agarwal Sh. Venket Rao
30	CR/3389/2020	Shriya Chakraborty Vs. M/s BPTP Limited and M/s Countrywide Promoters Pvt. Ltd.	Ms. Priyanka Agarwal Sh. Venket Rao
31	CR/3394/2020	Ajay Chaturvedi Vs. M/s BPTP Limited and M/s Countrywide Promoters Pvt. Ltd.	Ms. Priyanka Agarwal Sh. Venket Rao
32	CR/3604/2020	Kiran Singh Vs. M/s BPTP Limited and M/s Countrywide Promoters Pvt. Ltd.	Ms. Priyanka Agarwal Sh. Venket Rao
33	CR/3605/2020	Hari Narayan Singh Vs. M/s BPTP Limited and M/s Countrywide Promoters Pvt. Ltd.	Ms. Priyanka Agarwal Sh. Venket Rao
34	CR/3670/2020	Narender Kumar Sharma Vs. M/s BPTP Limited and M/s Countrywide Promoters Pvt. Ltd.	Sh. Daggar Malhotra Sh. Venket Rao
35	CR/3734/2020	Digvijay Singh Vs. M/s BPTP Limited and M/s Countrywide Promoters Pvt. Ltd.	Ms. Priyanka Agarwal Sh. Venket Rao
36	CR/3844/2020	Alok Kumar Vs. M/s BPTP Limited and M/s Countrywide Promoters Pvt. Ltd.	Sh. Joel Sh. Venket Rao
37	CR/3845/2020	Rakesh Kumar Vs. M/s BPTP Limited and M/s Countrywide Promoters Pvt. Ltd.	Sh. Joel Sh. Venket Rao
38	CR/3886/2020	Ranjeet Sharma Vs. M/s BPTP Limited and M/s Countrywide Promoters Pvt. Ltd.	Ms. Priyanka Agarwal Sh. Venket Rao
39	CR/3940/2020	Namrata Sharma Vs. M/s BPTP Limited and M/s Countrywide Promoters Pvt. Ltd.	Ms. Priyanka Agarwal Sh. Venket Rao
40	CR/4119/2020	Amit Arora Vs. M/s BPTP Limited and M/s Countrywide Promoters Pvt. Ltd.	Ms. Priyanka Agarwal Sh. Venket Rao
41	CR/4428/2020	Archana Vs. M/s BPTP Limited and M/s Countrywide Promoters Pvt. Ltd.	Sh. Joel Sh. Venket Rao
42	CR/6711/2019	Anjali Sachdeva Vs. M/s BPTP Limited and M/s Countrywide Promoters Pvt. Ltd.	Sh. Pawan Kumar Ray Sh. Venket Rao

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43	CR/285/2020	Deepak Sharma Vs. M/s BPTP Limited and M/s Countrywide Promoters Pvt. Ltd.	Sh. Amit Jaglan Sh. Venket Rao
44	CR/291/2020	Brijesh Kumar Sharma Vs. M/s BPTP Limited and M/s Countrywide Promoters Pvt. Ltd.	Sh. Amit Jaglan Sh. Venket Rao
45	CR/623/2020	Pankaj Pandey and Swati Chandra Vs. M/s BPTP Limited and M/s Countrywide Promoters Pvt. Ltd.	Sh. Himanshu Suman Sh. Venket Rao

The core issues emanating from them are similar in nature and the complainant (s) in the above referred matters are allottees of the project, namely, Spacio (group housing complex) being developed by the same respondent promoter i.e., BPTP. The terms and conditions of the builder buyer's agreements that had been executed between the parties *inter se* are also almost similar. The fulcrum of the issue involved in all these cases pertains to failure on the part of the respondent/promoter to deliver timely possession of the units in question, seeking award for delayed possession charges. In several complaints, the complainants have refuted various charges like increase in super area, cost escalation, STP charges, taxes viz GST and VAT etc, advance maintenance charges, holding charges, PLC etc.

Since, common issues with regard to super area, cost escalation, STP charges, electrification charges, taxes viz GST and VAT etc, advance maintenance charges, car parking charges, holding charges, club membership charges, PLC, development location charges and utility connection charges, EDC/IDC charges, fire fighting/power backup charges are involved in all these cases and others pending against the respondent in this project as well as in other projects developed by the respondent, so vide order dated 06.07.2021 and 17.08.2021, an expert committee headed by Sh. Manik Sonawane IAS (retired) with Sh. Laxmi Kant Saini CA and Shri R.K. Singh CTP (retired) was constituted and was asked to submit its report on the above mentioned issues. The representatives of the allottees were also associated with the committee. The report was submitted and the same along with annexures was uploaded on the website of the authority. Both the parties were directed to file objections to that report, if any. The complainants did not file any objection and the respondent/ builder sought time to file the same but did not opt for the same despite time given in this regard. The report of the



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committee was accepted and all the common issues as have been mentioned above are settled in terms of the report of the committee.

The delayed possession charges are allowed in individual cases w.e.f. the date of admissibility till offer of possession plus 2 months after obtaining occupation certificate or actual handing over of possession, whichever is earlier. Other reliefs sought by the complainants in above-mentioned complaints, has been duly settled and decided in terms of committee- report.

Complaints stand disposed off. Detailed orders will follow. File be consigned to the registry.

V.I-3  
Vijay Kumar Goyal  
Member

  
Dr. KK Khandelwal  
Chairman  
26.04.2022