



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 04.12.2024.

Item No. 271.23

Request for de-registration of project.

Promoter: M/s BPTP Limited.

Project: "Park Arena"- a group housing colony on land measuring 10.63 acres (having an FAR of 75259.868 sq.mtrs) in Sector-80, Faridabad, Haryana.

Reg. No.: HRERA-PKL-FBD-260-2021 dated 02.09.2021 valid upto 31.08.2025.

Temp ID: RERA-PKL-870-2020

Present: Mr. Hemant Saini, Advocate through VC.

1. The matter was considered by the Authority in its meeting held on 21.11.2023 wherein following order was passed:

"1. M/s BPTP Limited vide letter dated 02.11.2023 has submitted that captioned project was launched by the promoter during pre-RERA regime in the year 2010. There are 624 units and till the filing of online REP-I (A-H) for the said project, the promoter had remained with 62 units only. It has been submitted that post coming into effect of the RERA Act, 2016, the promoter has not advertised, marketed, booked, sold or offered for sale, or invited persons to purchase in any manner any units in the said project. Further, even prior to the coming into effect of RERA, the promoter has only been settling with the allottees and providing refunds. As of now there are only 16 customers in the project who need to be settled as on date and the promoter is constantly in touch with them and they are desirous to amicable settle the matter.

2. It has been submitted that said fact was brought to the notice of the Hon'ble Authority in the proceedings dated 19.10.2020, conducted for the consideration for the application for registration of the project. However, the Authority had observed during the proceedings dated 19.10.2020 that the project was squarely covered under the definition of 'ongoing project' as certain customers remained unsettled at that time, and directed the promoter to amend the online proforma and pay the registration fee.



3. It has been submitted that promoter had to take RERA registration merely because the project was covered under the definition of 'ongoing project'. The promoter has shown its bonafide by providing refunds and arrangements to the existing allottees and not advertising the project for further sale. Since, the promoter has not been selling any of the units in the said project, the purpose of taking RERA registration herein serves no purpose to the stakeholders.

4. Request has been made to de-register the project as the promoter is only in the process of settlements and arrangements with the remaining 16 allottees.

5. Authority observes that this was a on-going project, hence, it was got registered by promoter on direction of Authority. Settlement with 16 allottees is still pending. Hence, promoter should intimate Authority how much amount is to be paid to each allottee? The request of promoter cannot be considered at this stage.

6. Adjourned to 22.01.2024."

2. The matter was last considered by the Authority in its meeting held on 09.10.2024 wherein following was observed:

"8. Acceding to the request of promoter, Authority decide to allow withdrawal of application for de-registration of project. Promoter should settle the matter with remaining thirteen allottees under intimation to Authority or otherwise implement the project as per registration granted by the Authority.

9. Adjourned to 04.12.2024."

3. No further reply has been filed by the promoter till date after the observations of Authority dated 09.10.2024. The promoter has filed QPRs upto June 2024.

4. Since, registration in this case was granted by the Authority in September 2021, Authority may also know the status of the project as on date.

5. Ld. Counsel Mr. Saini sought some time for settlement with the remaining allottees. Authority acceded to the request of Ld. Counsel.

6. Authority further decided that a local commissioner be appointed to inspect the site and submit status of development at site.

7. Adjourned to 29.01.2025.



True copy

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Executive Director,
HRERA, Panchkula

allotted
21/1/25

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.

CA (Ashima)