



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 06.11.2024.

Item No. 268.34

Continuation of registration under Section 6 and 7(3) of the RERA Act, 2016.

Promoter: M/s BPTP Limited.

Project: "Tower-N (The Deck) & EWS"- a group housing colony measuring 17.25 acres in Sector-82, Faridabad, Haryana.

Reg. No.: HRERA-PKL-FBD-183-2019 dated 20.12.2019 valid upto 31.12.2022.

Temp ID: RERA-PKL-650-2019

1. M/s BPTP Limited vide letter dated 11.09.2023 has requested for the First Extension of registration of project namely "Tower-N (The Deck) & EWS"- A group housing colony measuring 17.25 acres in Sector-82, Faridabad, Haryana. Registered vide Registration No. HRERA-PKL-FBD-183-2019 dated 20.12.2019 valid upto 31.12.2022.

2. The applicant has applied for the extension (including covid period) as under:

(i) COVID standard extension upto 30.09.2023

(ii) First extension upto 30.09.2024.

3. Vide reply dated 15.01.2024, it has been submitted that the promoter is now desirous of getting the phasing done for the Tower 'Deck' along with the revision of building plans due to change in market demand of real estate sector. It has been submitted that after getting the final approval for the phasing and revised building plans of the project, promoter would apply fresh application for RERA registration of the project and also undertakes not to sell anything in the due course.



4. The promoter has submitted that since the RERA registration of the project, the sold unit count out of total units of Tower "Deck" has come down to only two allottees and the promoter has been settling with the customers and had not intent of sale or offer for sale. Further, remaining two allottees are already at the stage of finalization before learned Adjudicating Officer, wherein the compliance has been done by the promoter and cheques amounting to ₹2,64,84,859/- and ₹1,92,61,668/- in favour of Sh. Arun Bhaduria & Neelam Singh (execution no. 609 of 2023) and Nikhil Batra (Execution No. 2997 of 2022) respectively have been deposited. However, in both the cases the allottees need to submit the foreclosure letter.
5. Request has been made to merge the extension application of the project with this letter and de-register the project.
6. The matter was heard on 05.06.2024 wherein following was observed:
- "11. The promoter vide reply dated 30.05.2024 has submitted that the project is required to be de-registered first then only phasing can be applied and after such approval of phasing and building plans, RERA registration shall be applied. Request has been made to de-register the project.*
- 12. After consideration, Authority gave last opportunity to promoter to settle the matter with remaining two allottees before next date of hearing for considering their request of de-registration.*
- 13. Adjourned to 28.08.2024."*
7. The matter was last heard on 28.08.2024 wherein following was observed:
- "8. On request of Ld. Counsel, Authority grants one last opportunity to promoter to settle the matter with remaining two allottees before next date of hearing.*
- 9. Adjourned to 06.11.2024."*
8. The promoter vide reply dated 21.10.2024 has submitted that there is only one allottee remaining to be settled in tower Deck but due to certain reasons, settlement could not be arrived out of court. The matter of remaining one allottee is already before the Adjudicating Officer and the cheque of ₹1,92,61,668/- has been submitted by the promoter before the court.
9. Now, the promoter for the best interest has applied for extension under Section 7(3) of RERA Act, 2016 for the project till 30.09.2025. along with demand draft of ₹92,367/-. The promoter has stated that since the RERA registration, the promoter has not sold any single unit and received any collection in the RERA Account of the project. CA certificate in this regard has been enclosed.



10. The promoter has submitted architect and engineer certificate which depicts the percentage of construction works as on 15.10.2024 is 60%.
11. The promoter has requested that since no sale and collection has ever been done by the promoter from the date of registration, then audit of the project be exempted.
12. The promoter has filed QPR upto 30.06.2024. License No. 522-524 of 2006 renewed up to 27.02.2026. License No. 266 of 2007 renewed up to 02.12.2024. The promoter has sought extension under Section-6 and 7(3) up to 30.09.2025 (including covid).
13. Authority observes that promoter vide letter dated 05.01.2024 had stated that he would apply for fresh RERA registration but now has applied for extension of project under Section-6 and 7(3) of RERA Act, 2016. Matter is yet to be settled with two allottees.
14. After consideration, Authority decided that first audit of project be got conducted from a CA firm empanelled by Authority so as to ascertain the correct position. Earlier promoter wanted not to develop the project. LC may also be appointed in this case to protect the interest of earlier allottees.
15. Adjourned to 15.01.2025.



Received on 25/11/24.

Relate
25/11/24

True copy

[Signature]

[Signature]
Executive Director,
HRERA, Panchkula

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

[Signature]
LA (Ashwina)