



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 26.03.2025.

Item No. 282.28

Extension and continuation of registration under Section 6 and 7(3) of the Act.

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

Present : Adv. Hemant Saini (Learned Counsel for the Promoter)

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. The promoter 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.
4. The promoter has submitted architect and engineer certificate which depicts the percentage of construction works as on 15.10.2024 is 60%.



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5. The matter was last considered by the Authority in its meeting held on 06.11.2024 wherein following was observed:
- "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.*
6. In compliance of above, auditor M/s NAV & Co. were appointed vide letter dated 12.12.2024 and M/s Pro-tech Consortium were appointed as Local Commissioner in the matter vide letter dated 12.12.2024.
7. On 15.01.2025, Authority decided that a reminder be issued to CA firm and Local Commissioner with a copy to Promoter. Promoter should deposit Rs. 41,300/- each as audit fee and Local Commissioner fee before the next date of hearing. Adjourned to 26.03.2025.
8. Vide letter dated 31.01.2025, Audit Report has been received from M/s NAV & Co. along with photographs of the Project the Auditor has informed that:
- Project was launched in Pre- RERA era and all the 19 bookings were also made before implementation of RERA Act, 2016. The amount received and refunded to all 19 Pre-RERA allottees from non-escrow account except for 1 allottee whose matter is before Adjudicating Officer and refund cheques have been submitted by promoter before the court. Promoter opened an Escrow Account on 1.12.2019 and has no transaction till now except for a balance of Rs. 1000/-. No booking/sale has been made since issuance of registration.
 - The Company has been incurring expenditure related to the cost/construction of the project and as informed the same is funded from other sources, hence 70% utilization criteria is not applicable. The operations of project are being reviewed and certified by C.A., Architect and Engineer on quarterly basis. The accounts of promoter are being audited yearly.
 - As per Architect Certificate as on 30.09.2024, total construction work completed is 60%. During the site visit on 23.12.2024, no discrepancies were found in the work done percentage.
 - EWS Portion consists of 133 flats (5 reserved for management), allotment of 128 flats was done by STP Office (Faridabad) through Draw of Lots in 2014. At the time of RERA registration in 2019, there were only 117 allottees out of which 1 unit cancelled.
9. Vide letter dated 03.02.2025, M/s Pro-tech Consortium submitted site visit report of the project along with photographs which states that:
- Tower N (The Deck) & EWS (on 1.49 acre) and part of larger Park Grandura Complex (17.25 acre) in Sector-32, Faridabad.
Tower N -- 16 upper storeys duly constructed having 34 residential units were constructed. EWS - G+ 12 construction having 133 flats



- ii. Roads – leading to Tower N & EWS were already constructed. Most of the area was duly paved and work was on in remaining small area.
 - iii. Street Lights – provided at various locations in the area around the towers.
 - iv. Rain water harvesting, Water supply, sewerage, storm water disposal and STP Facilities - were provided in the main campus which is proposed to be utilized for these towers as well.
 - v. Electricity – One temporary transformer was installed near entrance on the path and the connections were proposed to be made with power house of main campus.
 - vi. Lift – Two lifts installed in Tower N were working but were under some repair at time of visit. Similarly, in EWS tower two lifts were provided where installation work was still in progress. Upper storeys of both the towers could not be visited due to this reason.
 - vii. Parking – Basement had sufficient space for parking. Two parking spaces were proposed for each flat/unit.
 - viii. Fire Fighting System – Firefighting system had been installed with storage tanks in the basement.
10. The promoter has filed QPR upto 31.12.2024. LC Report and Audit Report sent to Promoter via email on 19.03.2025.
11. Today, Learned Counsel for the Promoter informed that the fee of Local Commissioner, and Auditor has been deposited on 19.03.2025. Also, License No. 522-524 of 2006 and License No. 266 of 2007 have been renewed upto 27.02.2026 and 02.12.2029 respectively regarding which reply has been submitted in the Authority on 24.03.2025.
12. In view of above, Authority decides to grant first extension under Section-6 of RERA Act, 2016 in addition to nine months as a force majeure due to Covid-19, i.e., upto 30.09.2024 and also decided to grant continuation of registration under Section-7 (3) of RERA Act, 2016 upto 30.09.2025 for the second year.
13. Disposed of.



True copy

Kakul

Executive Director,
HIRERA, Panchkula

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

CA (Kakul)