



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 05.03.2025.

Item No. 280.26

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

Promoter: M/s BPTP Limited.

Project: "Park Elite Premium"- comprising of Towers A, B, C, D, E, F, G, H, J, K, L, M, N, EWS and Convenient Shopping having a total FAR of 33399.64 sq.mtrs. and Type 4 (Villas) having an FAR of 2198.16 sq.mtrs forming part of the Group Housing Colony measuring 11.094 acres in Sector-84, Faridabad, Haryana.

Reg. No.: HRERA-PKL-FBD-191-2020 dated 24.02.2020 valid upto 31.12.2022. First extension granted upto 30.09.2024.

Temp ID: RERA-PKL-649-2019.

Present: Sh. Hemant Saini, counsel for the respondent

1. The matter was last considered by the Authority on 08.01.2025 wherein following was observed:

"7. After consideration, Authority decided that promoter should deposit deficit fee of ₹3,14,975/- as well as late fee of ₹6,29,950/- and ₹3,77,970/- on account of penalty as per resolution of Authority dated 07.08.2024.

8. Authority further decided that CA firm empanelled by Authority be appointed to conduct audit of project and a public notice in two leading newspapers be got published for inviting objections from general public. The cost of auditor and for publication of public notice in newspapers shall be paid by the developer."



2. In compliance of the above order, vide letter dated 20.02.2025 M/s Satish Indu & Co. have been appointed as auditor to conduct the audit of the project. However, report of auditor is awaited. Public notice is yet to be published in newspapers.

3. The promoter vide reply dated 07.01.2025 has again applied for extension of the project and deposited fee of ₹3,14,975/- vide demand draft dated 30.12.2024.

The promoter vide reply dated 24.02.2025 has submitted that before applying for extension an exemption application was filed by the promoter as OC was received on 21.08.2023 well before the last date of validity of registration (after adding COVID period). However, the same was not allowed and the extension under Section 6 was applied which was approved on 06.11.2024 and Authority directed to apply for extension under Section 7(3) of the RERA Act, 2016. Hence, respondent applied for extension under Section 7(3) on 07.01.2025 wherein authority ordered to conduct the audit of the project. It has been submitted that since OC has been received for entire project extension may be granted without conducting financial audit and late fee and penalty be recalculated as per resolution dated 29.01.2025.

The promoter has submitted that they have deposited a sum of ₹3,14,975/- vide demand draft dated 06.09.2024 and a sum of ₹3,14,975/- (deficit extension fee) vide demand draft dated 30.12.2024.

4. License no. 62 of 2010 dated 14.08.2010 is renewed upto 13.08.2025. QPRs have been filed upto 30.06.2024.

5. After consideration, Authority decides that since the promoter has received occupation certificate for the project, the orders regarding appointment of the auditor and issuance of public notice are hereby withdrawn. Auditor be informed accordingly.




6. Further, it is observed that as per the resolution dated 29.01.2025, the promoter is liable to pay extension fee of ₹62,995/-, late fee of ₹1,25,990/-, and penalty of ₹75,594/- and same will be adjusted in the extension fee already paid by the promoter for the continuation of registration for the second year. Therefore, no additional fee is required.

Hence, Authority decides that registration certificate shall remain in force under Section 7(3) of the RERD, Act 2016 for the second year, i.e., upto 30.09.2025.

7. Disposed of.



True copy


Executive Director,
HRERA, Panchkula

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

ms (Kakul)

K. J. J.