



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, 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. 280.27

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

Promoter: M/s BPTP Limited.

Project: "Pride Floors"- consisting of 58 plots on land measuring 5.22 acres having 174 floors forming part of the layout plan measuring 152.97 acres in Sector-77, 78, Faridabad, Haryana.

Reg. No.: HRERA-PKL-FBD-187-2019 dated 31.12.2019 valid upto 31.12.2022. First extension granted upto 30.09.2024.

Temp ID: RERA-PKL-62-2018.

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 Rs.81,424/- as well as late fee of Rs.2,00,274/- and Rs.1,20,164/- 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 Trynavh & Co. have been appointed as auditor to conduct the audit of the project. However, report of the 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 ₹1,18,850/- vide demand draft dated 31.12.2024.

The promoter vide reply dated 24.02.2025 has submitted that on the date of issuance of registration certificate, out of 174 units (56 plots), the OC for 162 units (54 plots) was already obtained by the promoter. For the remaining 12 units (4 plots), the OC was received on 20.01.2020 and 25.03.2021. Before applying for extension an exemption application was filed by the promoter as OC was received well before the last date of validity of registration. 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 RRA 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 the 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 ₹1,18,850/- vide demand draft dated 06.09.2024 and a sum of ₹1,18,850/- vide demand draft dated 30.12.2024.

4. License no. 12 of 2012 dated 22.02.2012 is renewed upto 21.02.2025. License no. 30 of 2010 dated 01.04.2010 is renewed upto 31.03.2025.

5. Sh. Hemant Saini, Id. counsel for the respondent stated that an application for renewal of license has been filed before the Town and Country Planning Department and is pending as on date.



6. 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.

7. License no. 12 of 2012 dated 22.02.2012 was renewed upto 21.02.2025 only, therefore, Authority decides to return the present application for continuation of registration with liberty to file afresh. The fee already deposited will be adjusted after deduction of 5% processing charges.

8. 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.

LA (Kakul)

