



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 09.04.2025.

Item No. 284.18

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 sqm) 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.

1. The matter was 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."

2. The matter was again considered by the Authority in its meeting held on 04.12.2024 wherein following was observed:

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

3. In compliance of above order, LC M/s Protech Consortium was appointed to visit the site and submit report regarding existing condition of the project and lack of infrastructural facilities. No report has been received.

4. On 29.01.2025, as the report of local commissioner was yet to be received, Authority decided to adjourn the matter to 09.04.2025.



5. Vide letter dated 03.02.2025, M/s Pro-tech Consortium submitted a report regarding physical status of the project along with photographs of the project:

i. The complex is still unwallled with partly constructed frame structures of various towers. No approach or gate was yet constructed. Approach to the towers was not possible due to heavy shrubs and very deep undulated excavations. In all ten towers of varying heights and one EWS tower of eight storeys were proposed to be constructed and tower wise position at site is as under:

Towers A, B, C, and D – Proposed structure was Basement and G+19. Complete frame for the same stands constructed with brick walls also raised at every level. No fittings of any type i.e., sanitary, flooring, electricity was found done in Towers

Tower E - Construction was not even started and blank land lying at site covered with wild growth. Proposal was for stilt+13 storeys.

Tower F- Proposed structure was Basement and G+14. Partly complete frame for the same stands constructed with no brick walls raised at any level. No fittings of any type i.e. sanitary, flooring, electricity was visibly done.

Towers G and H

Proposed structure was basement and G+14. In all 11 storey frames of these two towers stand constructed with brick walls also raised at every level. No fittings of any type i.e. sanitary, flooring, electricity etc were found done.

Towers I and J

Proposed structure was stilt+12. In all 7-8 storey frames of these two towers stand constructed with some brick walls also raised at some levels. No fittings of any type i.e. sanitary, flooring, electricity etc were found done.

EWS Tower

Proposed structure was G + 7. No construction taken up yet. Site was covered with wild growth.

6. The report along with a bill of ₹41,300/- was sent to the Promoter vide email dated 02.04.2025 for reply and payment of auditor's fee. No reply has been received on the LC report.

7. Today, Learned Counsel, Sh. Hemant Saini informed that ₹41,000/- as Local Commissioner fee has been deposited and comments on the report of the Local Commissioner have also been submitted yesterday.



8. In view of the above, the Authority directs the office to verify the fee and also examine the reply and put up on the next date of hearing.

9. **Adjourned to 16.07.2025**



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.

CA (Kakul)

Kakul