



**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 24.01.2024.**

**Item No. 239.42**

**Submission of the Occupation certificate and no extension required under Section 6 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 up to 31.12.2022.**

**Temp ID: RERA-PKL-649-2019.**

1. The matter was last considered by the Authority on 21.11.2023 wherein following order was passed:

*"1. M/s BPTP Limited vide letter dated 02.11.2023 has submitted that captioned project 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 was approved and RERA registration certificate of said project was issued on 24.02.2020 valid upto 31.12.2022. After inclusion of general extension given due to COVID, the project was valid upto 30.09.2023.*

*2. It has been submitted that the promoter had discharged its obligation well before the completion timeline i.e before 30.09.2023 and obtained OC for towers A, B, C, D, E, F, G, EWS and Type-4 Villas for area measuring 5.03 acres on 21.08.2023, therefore the extension under Section 6 of the RERA Act 2016 is not required to be applied by the promoter.*

*3. OC for towers H, J, K, L, M, and N had already been obtained in February 2018 i.e. before registration of said project.*

*4. Request has been made to take the details on the records and upload the copies of all OC's on the website of the Authority.*



5. After consideration, Authority decided that promoter should upload up to date QPRs on web portal of Authority. After that request of promoter will be considered.
6. Adjourned to 22.01.2024."

2. The promoter vide reply dated 15.01.2024 has submitted that OC of the project has been received on 21.08.2023 and QPR has been filed till 30.09.2023.

3. It is pertinent to mention that the registration of the project was valid upto 31.12.2022 and after including general extension of nine months, it was valid upto 30.09.2023. However, no special order of granting extension of nine months has been passed in present matter.

4. Request has been made to take the details on the records and upload the copies of all OC's on the website of the Authority.

5. After consideration, Authority decided that OC be taken on record and uploaded on web portal of Authority.

6. As decided by Hon'ble Supreme Court, RERA compliances are to be made till receipt of completion certificate. Hence, promoter should apply for extension of project.

7. Adjourned to 20.03.2024.



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 Ashima