



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 16.07.2025.

Item No. 293.17

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.

Present: Adv. Hemant Saini on behalf of the promoter via VC

1. On 09.10.2024, Authority decided 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. On 04.12.2024, 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 as to visit the site and submit report regarding existing condition of the project and lack of infrastructural facilities.
4. Vide letter dated 03.02.2025, M/s Pro-tech Consortium has submitted the 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:

- a) 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 were found done in Towers
- b) Tower E - Construction was not even started and blank land lying at site covered with wild growth. Proposal was for stilt+13 storeys.
- c) 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 were visibly done.
- d) 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.
- e) 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.
- f) EWS Tower- Proposed structure was G + 7. No construction taken up yet. Site was covered with wild growth.

5. The report along with bill of ₹ 41,300/- has been sent to the Promote vide email dated 02.04.2025.

6. On 09.04.2025, Ld. Counsel, Sh. Hemant Saini has informed that ₹ 41,000/- as LC fee has been paid and also comments on report of LC has also been submitted yesterday. The Authority directed the office to verify whether local commissioner fee has been received or not and also examine the reply submitted by the Promoter.

7. Vide letter dated 09.04.2025, the promoter has submitted point wise reply to the LC report, however, proof of payment of ₹ 41,300/- not enclosed.

- i. Tower A, B, C and D: All the aforesaid comments in LC report are correct except we had only raised, erected and constructed the complete frame of Tower A till G+18 only and for Tower C, D and E the remarks of LC are correct.
- ii. Tower E: The aforesaid comment regarding tower E in LC report is correct.



- iii. Tower F: The frame has been constructed till G +11 only all other remarks for Tower F in LC report are correct.
- iv. Tower G and H: In tower G, only G+ 10 and in tower H, all G+ 14 frames with brick walls had been raised rest all other comments are correct.
- v. Tower I and J: Proposed structure is of S+ 24 for both the towers and in tower I and J, S+6 and S+7 is raised and erected only.
- vi. EWS Tower: The comments are correct in LC report for the EWS tower.
8. The promoter also states that *if the project remains registered with the Authority, the applicable provisions of section 6 & 7 will also apply to the project after the expiry of the validity of the RERA registration even after they settle with all the allottees. And wherein we are only making settlement with customers the extension would be futile and ineffective exercise. Further promoter states that there are no such orders of Hon'ble HC & SC directing the de-registration of the project and in the current circumstances only RERA Authority holds the power to de-register the Project.*
9. Adv. appearing on behalf of the promoter informed that five allottees are left for settlement and requested the Authority to grant some time to settle the same.

10. Authority observes that there is no provision in Act 2016 & Rules 2017 for de-registration, thus, Authority cannot allow deregistration of project. Further, the promoter is directed to be personally present on the next date of hearing and inform about the status of settlement with the remaining allottees.

11. Adjourned to 06.08.2025.



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.



LA (Monika)