



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 10.12.2025.

Item No. 307.08

Extension of registration of project under Rule 6(1).

Promoter: Ridgcraft Homes Pvt. Ltd.

Project: "BPTP District 2" a residential DDJAY plotted Colony on land measuring 7.452 acres situated in Sector 86, Faridabad.

Reg. No.: IIRERA-PKL-FBD-150-2019 dated 16.09.2019 valid upto 29.07.2024. COVID extension granted upto 29.04.2025 (i.e. 9 month).

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

1. M/s Ridgcraft Homes Pvt. Ltd., vide letter dated 17.06.2025, has applied for an extension of registration of their project "BPTP District 2".
2. In the meeting held on 20.01.2020, vide Item No. 82.13, Authority resolved to change the name of the project from "BPTP Nest 86-A" to "BPTP District 2".

The following have been submitted by the promoter:

- a. The promoter has submitted an extension fee of ₹3,14,137/- vide Demand Draft No. 057705 in favour of the Authority.
- b. Through Demand Draft No. 057705, the promoter has paid ₹3,14,137 in extension fees.
- c. The promoter has attached the renewal of Licence No. 81 of 2019 granted by the Directorate of Town & Country Planning, Haryana, vide Memo No. LC-3846-JE (MK)/2024/24192-97 dated 01.08.2024 which is renewed till 29.07.2025.
- d. The promoter has applied for the Completion Certificate (CC) in the office of the Director, Directorate of Town & Country Planning, Haryana, vide letter dated 02.04.2024.
- e. Promoter has also attached the photographs of the project.

3. Upon the perusal of the record, it is found that: -



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- a. The Promoter has not provided any details on fee computation. Also copy of the Demand Draft (DD) is not attached, nor has he mentioned the date on which the DD was issued, due to which the Accounts section is not able to track it.
- b. Promoter has not submitted the online form.
- c. He has not submitted the Engineer Certificate.
- d. He has not submitted the Architect Certificate.
- e. He has not submitted the Resolution Plan.
- f. He has not submitted the CA Certificate.
- g. An Explanatory note regarding the status of development works in the project and the reason for not completing the development works of the project within the period is not submitted by him.
- h. Late fees and penalties can only be computed after he submits an online request for an extension of the project.
- i. Licence is also not valid.

4. The Authority in its meeting held on 10.09.2025, under item No. 299.06 decided to return the application under section 6 and directed the promoter to apply under section 7 of the RERA Act, 2016 after validity of licence. The directions of the Authority are reproduced hereunder;

4. Today, neither any one appeared nor any reply has been filed by the promoter. After consideration, the Authority decided to return the application under section 6 and ask the promoter to apply under section 7(i) after validity of license.

5. Adjourned to 10.12.2025.

5. Today, the Authority observed that the earlier order of the Authority contained certain typographical errors. Upon due consideration, the Authority is of the view that the said errors be rectified, and accordingly, the order dated 10.09.2025 shall be read as follows:

"On the date of hearing, neither any one appeared nor any reply has been filed by the promoter. After consideration, the Authority decided to return the application under section 6 and ask the promoter to apply under section 7(3) after validity of license."

Also the validity of the said registration be read as "HRERA-PKL-FBD-150-2019 dated 16.09.2019 valid upto 29.07.2024".

6. 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.

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