



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 31.01.2024.

Item No. 240.14

Request to allow de-registration of the project and to merge the extension application of the project with the same.

Promoter: M/s BPTP Limited.

Project: "Tower-N (The Deck) & EWS"- a group housing colony measuring 17.25 acres having an FAR of 10556.2 sq.mtrs. in Sector-82, Faridabad, Haryana.

Reg. No.: HRERA-PKL-FBD-183-2019 dated 20.12.2019 valid up to 31.12.2022.

Temp ID: RERA-PKL-650-2019.

Present: Mr. Saini, Ld. Counsel for promoter.

1. M/s BPTP Limited vide letter dated 11.09.2023 has requested for grant of extension under Section-6 of RERD Act, 2016 for registration of project namely "Tower-N (The Deck) & EWS"- a group housing colony measuring 17.25 acres in Sector-82, Faridabad, Haryana, registered vide Registration No. HRERA-PKL-FBD-183-2019 dated 20.12.2019 valid upto 31.12.2022.

2. The applicant has applied for the extension (including covid period) as under:
(i) COVID standard extension upto 30.09.2023
(ii) First extension upto 30.09.2024.

3. The matter was last considered by the Authority in its meeting held on 04.12.2023 and had passed following directions:

"6. Authority observes that promoter has not appeared personally as directed by Authority in its meeting held on 26.09.2023. Hence, Authority provides one more opportunity to be present personal on next date of hearing through one of its Directors to explain he resolution plan for completion of project. Promoter should also submit copy of approved demarcation plan and to upload up to date QPRs.

9. Adjourned to 29.01.2024."



4. Vide reply dated 15.01.2024, it has been submitted that the promoter is now desirous of getting the phasing done for the Tower 'Deck' along with the revision of building plans due to change in market demand of real estate sector. It has been submitted that after getting the final approval for the phasing and revised building plans of the project, promoter would apply fresh application for RERA registration of the project and also undertakes not to sell anything in the due course.
5. The promoter has submitted that since the RERA registration of the project, the sold unit count out of total units of Tower "Deck" has come down to only two allottees. The promoter has been settling with the customers and has no intention of sale or offer for sale of Tower 'Deck'. Further, remaining two allottees are already at the stage of finalization before learned Adjudicating Officer, wherein the compliance has been done by the promoter and cheques amounting to ₹2,64,84,859/- and ₹1,92,61,668/- in favour of Sh. Arun Bhaduria & Neelam Singh (execution no. 609 of 2023) and Nikhil Batra (Execution No. 2997 of 2022) respectively have been deposited. However, in both the cases the allottees need to submit the foreclosure letter.
6. Request has been made to merge the extension application of the project with this letter and de-register the project.
7. The promoter has filed QPR upto 30.09.2023.
8. The promoter is desirous of getting the phasing done for the Tower-N along with the revision of building plans due to change in market demand. The promoter will apply afresh for RERA registration.
9. After consideration, Authority decided that phasing of the project and building plans are to be approved by DTCP Haryana. Hence, promoter should apply to DTCP. After approval of phasing of the project and building plans by DTCP, request of promoter will be considered.
10. Adjourned to 27.03.2024.



Handwritten signature
13/2/24.

True copy
Handwritten signature
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 (Ashima)