



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 25.03.2026.

Item No. 316.42

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. On 09.10.2024, the 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. 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:

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



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 were 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.

4. The report along with bill of ₹ 41,300/- has been sent to the Promoter vide email dated 02.04.2025.
5. 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. Comments of promoter on LC report are as under: -
 - a. 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.
 - b. Tower E: The aforesaid comment regarding tower E in LC report is correct.
 - c. Tower F: The frame has been constructed till G +11 only all other remarks for Tower F in LC report are correct.
 - d. 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.
 - e. 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.
 - f. EWS Tower: The comments are correct in LC report for the EWS tower.
 - g. 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.*
6. On 16.07.2025, Authority observed that there is no provision in Act 2016 & rule 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.

7. On 29.10.2025, Adv. Hemant Saini appeared on behalf of the promoter and informed that four allottees are left for settlement. After consideration, the Authority imposed a cost of ₹1 Lac for non-appearance of the Managing Director/Director of the company. The Managing Director/Director was also directed to appear in person with all the information on the next date of hearing.

8. On 10.12.2025, Adv. Hemant Saini appeared on behalf of the promoter and submitted that the Managing Director/Director could not appear due to illness. He requested that the matter be adjourned. After considering the submission made by learned counsel and the reason furnished for non-appearance, the Authority decides to grant one last opportunity to the Managing Director/Director to appear in person.

9. Today, Advocate Hemant Saini requested to adjourn the matter as due to personal reasons he is unable to attend the hearing. Acceding to the request of the counsel, the Authority decided to adjourn the matter and directs that the cost of ₹1 Lac for non-appearance of the Managing Director/Director of the company imposed on 29.10.2025 be paid before the next date of hearing. Receipt of Local Commissioner fee paid by the promoter be also submitted. Managing Director/Director is again directed to appear in person on the next date of hearing.

10. Adjourned to 03.06.2026.



True copy

Secretary (Acting),
HRERA, Panchkula

A copy of the above is forwarded to Advisor, HRERA Panchkula, for information and taking further action in the matter.

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