



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 16.09.2026.

Item No. 332.39

Representation-Cum-Complaint.

Promoter: BPTP Ltd.

Project: "Sky Nest Towers" situated in Sector-80, Faridabad vide Registration No. HRERA-PKL-FBD-881-2026 Dated: 09.04.2026. Valid upto 31.03.2033.

"Discovery Park" - a Group Housing Colony over an area measuring 10.74 acres (Towers No. A, B, F, G, H, J, K, L, M and EWS) situated in Sector-80, Faridabad. Reg. No.: 297 of 2017 dated 16.10.2017 valid upto 12.10.2020. First Extension granted upto 12.10.2021. Extension (for nine months) due to COVID- 19 upto 12.07.2022. Extension under Section-7(3) granted upto 12.07.2023.

Present: Adv. Hemant Saini for the Promoter
Adv. Yashvir Balhara for the Complainats

1. Representation cum complaint dated 13.05.2026 was received from the Allottees of a Real Estate Project namely, "Discovery Park", Sector 80, Faridabad, RERA Registration No. RERA-PKL-297-2017 being developed in terms of License No.44 of 2008 valid up to 06.03.2010 for an area measuring 16.331 acres (Group Housing Project) by BPTP Limited.
2. It has been submitted that the Promoter of the Project is BPTP Limited and Countrywide Promoters Private Limited having their registered office address at OT-14, 3rd Floor, Nextdoor Parklands, Sector-76, Faridabad-121004, along with the landowners namely Shil Kumar S/o Mahender, Jaikaran Singh S/o Puran, Budhi S/o Tekchand, Batan S/o Ramphal, Deshraj S/o Mamraj in whose name the license no. 44 of 2008 has been granted. A true copy of the License No. 44 of 2008 dated 07.03.2008 valid upto 06.03.2010 and now renewed upto 06.03.2030 is annexed with the representation.



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3. Allottees of the project "Discovery Park" situated in sector- 80, Faridabad have filed this complaint for taking suo-moto action against the Promoters and Landowners for defrauding the allottees on multiple grounds namely:

- a. Change in Building Plans granted by Directorate of Town and Country Planning, Haryana with taking 2/3rd consent of the allottees.
- b. Giving false affidavit and filing false quarterly progress report against the registered project namely "Discovery Park" having registration No. RERA-PKL-279-2017.
- c. Without completing the entire infrastructure of the project as per the building plan filing affidavit and architect report to the extent that 100% project complete
- d. Without bifurcation of the License No. 44 of 2008 creating a new project and taking RERA registration of the same in the name and style of SkyNest Towers Sector- 80.
- e. That the per the original building plan for license no. 44 of 2008, the Promoter had to construct 12 towers along with EWS, one nursery school, one primary school and shopping complex.
- f. That the promoter in fraudulent manner and gain unjust profit and revised the building plans for license no. 44 of 2008 and divided in project land in 02 parts i.e., 10.74 acres in 01 project and 5.391 acres in another project."

4. Factual background of the project is herein below:

- i. The license bearing no. 44 of 2008 granted by the Directorate Town and Country Planning Haryana to set up a group housing colony over an area of 16.331 acres situated in Sector-80, Faridabad, Haryana which was valid upto 06.03.2010.
- ii. Thereafter the renewal of license no. 44 of 2008 was granted vide Memo No. LC 1084-PA-2018/14432 dated 11.05.2018 upto 06.03.2020. As per the information available on the website of RERA, Panchkula, the Promoter had filed for renewal on the license in question only on 12.02.2018.
- iii. On 07.03.2022, the Promoter filed its application for permission to erect the building plans in Group Housing Colony spread over 16.331 acres in Sector-80 Faridabad and finally on 27.06.2012 vide memo no. ZP416/JD(DK)/2012/11219 dated 27.06.2012 approval of building plans were given by the Directorate, Town and Country Planning Haryana. A true copy of the original building plan dated 27.06.2012 is annexed herewith as Annexure C-2.
- iv. It is pertinent to note here that the Promoter proposed to build/construct 12 towers i.e. Tower A to H & J to M) of 15 floors each, EWS flats consisting of 02 towers, 01 Nursery School, 01 Primary School and 01 Community Building (C+3) for entire Group Housing measuring 16.331 Acres. It is matter of fact that as on date i.e., filing of the present representation-cum-complaint the Promoter has developed/constructed only 09 towers and 02 EWS towers.
- v. That remaining 03 towers along with clubhouse, 01 nursery school and 1 primary school is yet to be developed by the Promoter.
- vi. That on 16.10.2017, this Hon'ble Authority vide Registration No. 297 of 2017 granted RERA Registration for 10.74 acres out of 16.331 acres for towers A, B, F, C, H, J, K, L, M and EWS. It is pertinent to mention here that neither in the application form REP-I the Promoter has disclosed that project/licensed area land is bifurcated in two phases nor in the Registration Certificate it finds any mention. It is submitted that nowhere in the application of registration it is



mentioned that how the entire project land will be developed meaning thereby that whole 16.331 acre is to be developed under 1 project 1 name. true copy of the RERA Registration No. 297 of 2017 is annexed herewith as Annexure C-3.

- vii. That the Promoter had applied for multiple extensions of the RERA-PKL297-2017 which was valid upto 12.10.2020. First Extension was valid upto 12.10.2021 thereafter the Promoter had applied for 02 extension, whereby Ld. RERA Authority, Panchkula vide order dated 08.05.2024 item no. 252.14 granted extension of one year under section- 7(3) of RERD Act, 2016. Vide order dated 08.05.2024, the Ld. Authority directed the Promoter to intimate the status of Tower C, D and E having FAR of 34442 sq. mtrs. Within a period of next 15 days. It is pertinent to mention here that as per the information available on the official website of Ld. RERA Authority, Panchkula the Promoter has failed to comply with orders of the Authority. A true copy of the -order dated 08.05.2024 is annexed as Annexure C-4.
- viii. That on the official website of the RERA Authority Panchkula, the status of the Registration of the project is showing lapsed as the last extension sought by the Promoter was valid upto 08.05.2025 and thereafter no extension has been applied by the Promoter but in strange manner the Promoter is uploading the quarterly progress report on the official website. The last document uploaded by the Promoter is on 14.04.2026 which the Promoter could not have uploaded in view that project has been lapsed and no extension application has been filed by the Promoter.
- ix. That now it has come to the knowledge of the allottees of the project Discovery Park that the Promoter has again got the building plans revised vide memo no. of 05.03.2026 without taking the No Objection from the 2/3rd Allottees which is mandate as per the public notice dated 18.07.2022 issued by the Directorate Town and Country Planning and under Section 14 of the RERD Act, 2016. true copy of the approval revised building plan issued by DTCP, Haryana is annexed as Annexure C-5 and a true copy of the public notice dated 18-07.2022 is annexed as Annexure C-6-
- x. That the Promoter has taken a separate RERA Registration bearing no. HRERA-PKL-FBD-881-2026 dated 09.04.2026 on project land measuring 5.931 acres which is part of 16.331 acres of land. The licenses of which is granted under original license of 44 of 2008. true copy of the RERA Registration bearing no, HRERA-PKL-FBD-881-2026 dated 09.04.2026 is annexed as Annexure C-Z."

6. That the grievance of the applicant-allottees is that the Promoter has fraudulently taken the RERA Registration bearing no. HRERA-PKL-FBD-881-2026 dated 09.04.2026 on project land measuring 5.931 acres showing the building plans as fresh plans. The promoter has not disclosed the fact that the project land area, used in the new project Sky Nest Towers is nothing but the land parcel of the project, namely Discovery Parks. The License no. 44 of 2008 was granted by DTCP for setting up a group housing colony for land measuring 16.331 acres, wherein the promoter got the building plans approved on 27.06.2012 and as per the same the promoter was under obligation to develop 12 main residential, 02 EWS towers, one nursery school, one primary school and shopping complex along with clubhouse. In order to prove the same a copy of building plans is annexed. The promoter in the year 2012 to 2015,



sold the project as one showcasing that in the project namely Discovery Parks, following 12 main residential, 02 EWS towers, one nursery school, one primary school and shopping complex along with clubhouse would be constructed over 16.331 acres. This fact can also be proved by Builder Buyer agreement and Deed of Declaration, which is annexed as Annexure C-6 and C-7.

7. That the site plan as annexed in the builder buyer agreement for the project Discovery Parks would show that the project had 12 main residential, 02 EWS towers, one nursery school, one primary school and shopping complex along with clubhouse. That the promoter has defrauded and cheated all the allottees of the project Discovery Park by not adhering to the original building plan and further by decreasing the total project area from 16.331 acres to 10.74 acres.

8. That the present complainants cum allottees had invested there earned money after the promises made by the promoter that the project would be developed strictly as per the original building plan, Brocher and in terms of the builder buyer agreement which has one nursery school, one primary school, shopping complex along with clubhouse. That till date the promoter has developed only nine towers and 02 EWS towers with no schools as promised.

9. That now the builder has got the building plan revised dated 05.03.2026 wherein over a land area measuring 05.391 acres, the promoter proposes to develop 02 towers of 14 floors on each tower, which would be a high-rise building, changing the total façade of the project.

10. That as per, Section 14 of the RERD Act, 2016, where it is specifically stated that "there can be no alteration or addition in the sanctioned plan, layout plan and specification of the building without the previous written consent of the 2/3rd allottees other than the promoter". Further as per the public notice dated 16.07.2022, issued by DTCP, Haryana it is stated that any change, alteration, addition, modification in the approved building plans cannot be entertained without the consent of the 2/3rd allottees of the project. That the promoter in the present scenario has completely ignored the provisions of the RERD Act, 2016 and notifications issued by DTCP, Haryana.

11. That one of the grievance of the allottees cum complainants is that the project namely Discovery Park which initially represented to comprise 12 towers, 02 schools and a shopping complex spreading over a total area of 16.331 acres is now been altered and reduced to 10.74 acres, with only 9 towers, without 02 schools and a shopping complex, thereby materially diminishing the common amenities and defeating the very purpose of the



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investment in the said project. The whole idea of investing in the project Discover Park was that the 02 schools would be operating in the project and allottees will benefit from the same.

12. That by reducing the area of Discovery Park and introducing a new project by the name Sky Nest Towers, the Promoter has indulged in unfair trade practice and committed violations of provisions of HUDA Act, 1975 and RERD Act, 2016.

13. PRAYER:

In view of the above, the representation being submitted on behalf of the Applicant-Allottees may be accepted and following relief may be granted:

- i. *It is respectfully prayed that a Suo moto complaint be initiated against the Promoter and/or;*
- ii. *To cancel/suspend/revoke the registration of Project Sky Nest Towers bearing no. RERÄ-PKL-FBD-881-2026 and further the Promoter be stayed/stopped from taking any future booking in the Project Sky Nest Towers, the Promoter may also be directed to restrain itself from raising any construction on the project site.*
- iii. *To call for all the records regarding both the Project namely Discovery Park and Sky Nest Towers.*
- iv. *The revised building plan granted to Promoter vide memo no, ZP-416III/AD(VK)/2026/7809 of 05.03.2026 to declared as null and void.*
- v. *Direct the Promoter to adhere with original building plan as promised to the allottees which consists of 12 towers, 02 schools and shopping complex.*
- vi. *To initiate penal proceedings against the Promoter for cheating, defrauding the allottees and violation of the various provisions of HUDA Act, 1975 and RERD Act, 2016.*
- vii. *To grant an opportunity of hearing to the applicants-allottees to address their grievances.*

14. On 29.07.2026, the Authority directed the office to send a copy of complaint to the Promoter via e-mail and registered post at the registered address of the Promoter. The Promoter is directed to submit a reply at least one week before the next date of hearing.

15. In compliance of above, a copy of complaint was sent to the promoter via email dated 06.08.2026. However, no reply has been received from the promoter till date.

16. Vide an application dated 12.08.2026, the complainants have prayed that till the time complaint dated 13.05.2026 is not decided, the promoter be directed to stay the advertisement, booking, sale and construction in the project namely "Skynest Towers".

17. Today, Adv. Hemant Saini, counsel for the promoter informed that reply to the complaint will be submitted during the course of the day.



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18. In view of above, the Authority directs the Promoter to provide a copy of reply to the complaint to the Complainant. Also, the complainant is directed to provide a copy of the stay application to the promoter. The office is directed to examine the reply to the complaint submitted by the promoter and put it up on the next date of hearing.

19. Adjourned to 14.10.2026.



True copy

[Signature]
Secretary (Acting),
HRERA, Panchkula

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

LA (Panchkula)
call
14/10/26

[Signature]
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