



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 26.08.2026.

Item No. 330.31

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 for the Promoter
Adv. Rohan Gupta for the Complainant/Allottee.

1. Vide letter dated 02.11.2023, request was made to de-register the project as the promoter is in the process of settlements and arrangements with the remaining 16 allottees. The promoter vide reply dated 30.09.2024 had submitted that the company has decided to withdraw the de-registration application. There are still 13 allottees left to be settled in the said project and now the company is desirous to settle the remaining allottees first for the best interest of all stakeholders. Request has been made to allow the withdrawal of the registration application.
2. On 09.10.2024, the Authority decided to allow withdrawal of application for de-registration of the 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.
3. On 04.12.2024, Authority further decided that a local commissioner be appointed to inspect the site and submit the status of development at site. Vide letter dated 03.02.2025, M/s Pro-tech Consortium has submitted the report regarding physical status of the project



(1/4)

along with photographs of the project which was placed before the Authority on 09.04.2025. which is as under:

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. Vide letter dated 09.04.2025, the promoter had submitted point wise reply to the LC report and submitted that remarks of the LC are correct. The promoter also stated 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 they 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 High Court & Supreme Court directing the de-registration of the project and in the current circumstances only RERA Authority holds the power to de-register the Project.

5. On 16.07.2025, Authority observed that there is no provision in Act 2016 & Rules of 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.

6. 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



2/4

Managing Director/Director was also directed to appear in person with all the information on the next date of hearing.

7. 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.

8. On 25.03.2026, 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 nonappearance 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.

9. A letter was received in the Authority on 21.04.2026 from one of the allottees namely of the said project (Unit b-G03 on Ground Floor in Tower B) having a super area measuring 1150 Sq. ft. which was allotted to her father Sh. Muktesh Verma Proprietor M/s Bhagwati Carriers on 16.11.2010. The Promoter had already received an amount of ₹ 33,16,575.13/- out of total sale consideration of ₹ 36,09,425/- against the aforementioned allotted unit long time back. Only the last instalment of 7.5 % is left to be paid to the Promoter. It is requested that the Promoter be directed to deliver unit to the allottee at no additional costs at the earliest as already more than 16 years have lapsed since the date of allotment. It is requested that the Promoter be asked to develop and complete the project and the project be not de-registered under any circumstances till such time the allottee is handed over a unit of same size in the current project or any other project in the same sector to his satisfaction.

10. Vide letter dated 29.05.2026, the promoter has informed that the promoter has refunded/ settled the claims of all allottees of the project. The promoter now intends to seek revision of the building plans of the project. Upon obtaining final approval of the revised building plan, the promoter shall apply for fresh registration of the project. Until fresh registration is obtained, the promoter shall not advertise, market, book, sell, offer for sale or inventory person to purchase any unit. In the project it is submitted that although the RERD Act and Rules do not expressly provide for de-registration, several RERA Authorities like Maha RERA, UP RERA, K- RERA have issued guidelines, procedural orders and regulation permitting promoter to seek voluntary de- registration or withdrawal of registration.

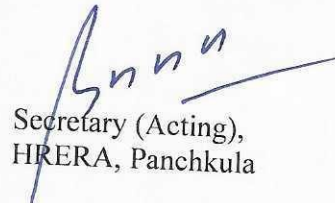


3/4

11. The promoter requests the Authority may be pleased to pass de-registration orders or an order where Authority permits to apply for fresh registration after getting approval of revised building plan and also provide exemption under section (6) and section 7(3) of RERA Act, 2016. Promoter also submitted demand draft of ₹1 Lac as proof of payment for the non-appearance of the Managing Director.
12. On 22.07.2026, the Authority directed the office to send a copy of the complaint filed by the allottee to the Promoter. The Promoter should reply to the said complaint one week before the next date of hearing and also submit receipt of the fee paid to the Local Commissioner.
13. Copy of Complaint dated 21.04.2026 was sent via email to the promoter on 12.08.2026. However, the promoter has not submitted any reply till date.
14. Today, acceding to the request of learned counsel Adv. Hemant Saini, the Authority decided to adjourn the matter to 14.10.2026 with a direction to submit reply to the complaint before the next date of hearing and send the same to Adv. Rohan Gupta, learned counsel for Complainant/Allottee. Since, directions of the Authority regarding Local Commissioner has not been complied, since, 25.03.2026, a period of 155 days has lapsed, the promoter is directed to show cause as to why penalty U/s 63 of RERA Act, 2016 be not imposed. Promoter is directed to deposit Local Commissioner fee amounting ₹ 41,300/- and submit receipt of the same.
15. Adjourned to 14.10.2026.



True copy


Secretary (Acting),
HRERA, Panchkula

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


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