



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 20.03.2024.

Item No. 246.33

Continuation of registration of project under Section-7(3) of RERA Act, 2016.

Promoter: M/s BPTP Limited.

Project: Group Housing Project namely 'Discovery Park' on land measuring 10.74 acres (Towers A, B, F, G, H, J, K, L, M and EWS) situated in Sector 80, Faridabad.

Reg. No: HRERA-PKL-297-2017 dated 16.10.2017 valid upto 12.10.2020

Temp ID: RERA-PKL-591-2019.

1. This matter was earlier considered by the Authority on 21.11.2023 wherein following order was passed:

"1. M/s BPTP Ltd. has applied for extension of registration of their project namely 'Discovery Park' - Group Housing Project on land measuring 10.74 acres situated in Sector 80, Faridabad, registered vide registration no. HRERA-PKL-297-2017 dated 16.10.2017 valid upto 12.10.2020. First extension was valid upto 12.10.2021. Thereafter, the Authority in its meeting held on 09.02.2022 vide Item No. 165.08 had granted 9 months special extension as a force majeure event due to COVID-19. The effective date of validity registration thus becomes 12.07.2022. The promoter has sought extension upto 12.07.2023.

2. The matter was considered by the Authority in its meeting held on 26.12.2022 vide Item No. 195.07 wherein the Authority had directed to conduct financial and physical audit of the project and publish notice in newspaper inviting objections from general public. In compliance of above, the Authority vide letter dated 04.08.2023 had appointed M/s KKMK and Associates to conduct audit of the project. The Auditor filed its report on 19.10.2023 which was considered by the Authority on 30.10.2023.

3. The matter was considered by the Authority in its meeting held on 30.10.2023 wherein it was observed as under:

"5. Authority observes that after grant of extension, registration was valid upto 12.07.2022. Hence, Authority decided that promoter be issued show cause notice as to why registration may not be revoked under Section 7(1) of RERA



Act, 2016. Further sale in the project is banned. Promoter should submit Engineer and Architect Certificate as well as upload upto date QPRs.

6. Adjourned to 08.01.2024."

4. Now promoter vide letter dated 02.11.2023 has submitted that since the audit of the project has been conducted and concluded by the appointed auditor and report has been submitted before Hon'ble RERA Authority, matter may be preponed and project may be allowed to remain in force till 31.03.2024.

5. After consideration, Authority decided that promoter should deposit the extension fee up to 31.03.2024. Notice under Section 7(1) be issued as decided by Authority in its meeting held on 30.10.2023. Promoter should also upload up to date QPRs.

6. After compliance of above direction, extension case will be considered.

7. Adjourned to 22.01.2024."

2. The matter was last considered by the Authority on 24.01.2024 wherein promoter was directed to submit Engineer and Architect certificate and the matter was adjourned to 20.03.2024.

3. The promoter vide reply dated 20.02.2024 has submitted the Engineer and Architect certificate which depicts the percentage of construction work as on 31.12.2023 is 95%. It has been submitted that against the estimated cost of the project of ₹31,126.18/-, a sum of ₹31,126.18/- has been incurred upto 31.12.2023.

4. The promoter has also submitted that OC for towers F, G, H, J, K and EWS was obtained on 31.10.2018 and for the remaining towers A, B, L and M, OC has been obtained on 30.01.2024. Request has been made to allow the project to remain in force upto 12.07.2024.

5. Promoter has paid the requisite extension fee for two years and has sought extension upto 12.07.2024, i.e., two years.

6. QPR has been filed upto 31.12.2023. Occupation Certificate of Tower A & B is still pending with DTCP for an area measuring 18636 sq.mtrs. The status of Tower C, D & E having an FAR of 34442 sq.mtrs. has not been informed by the promoter.

7. After consideration, Authority decided that promoter should intimate the status of Tower C, D & E having an FAR of 34442 sq.mtrs.

8. Adjourned to **08.05.2024**



True copy

[Handwritten signature]

Executive Director,
HRERA, Panchkula

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3/4/24

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

LA (Ashinea)