



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 20.03.2024.

Item No. 246.11

Submission of the Occupation certificate and no extension required under Section 6 of the RERA Act, 2016.

Promoter: M/s BPTP Limited.

Project: "Pride Floors"- consisting of 58 plots on land measuring 5.22 acres having 174 floors forming part of the layout plan measuring 152.97 acres in Sector-77, 78, Faridabad, Haryana.

Reg. No.: HRERA-PKL-FBD-187-2019 dated 31.12.2019 valid upto 31.12.2022.

Temp ID: RERA-PKL-62-2018.

Present: Mr. Monga, Proxy Counsel.

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

"1. M/s BPTP Limited vide letter dated 02.11.2023 has submitted that captioned project consist of 58 plots and each plot consists of 3 floors which eventually be 174 units in total. The RERA registration certificate of said project was valid upto 31.12.2022. After inclusion of general extension given due to COVID, the project was valid upto 30.09.2023.

2. It has been submitted that on the date of issuance of RC i.e. on 31.12.2019 out of 174 units, OV for 162 units (54 pots) was already obtained by the promoter. For the remaining 12 units (4 plots), the OC was received on 20.01.2020 and 25.03.2021. Currently the OC for all the 174 units has already been obtained by the promoter and construction work of all the units has also been well completed by the promoter. The promoter had discharged its obligation well before the completion timeline i.e before 30.09.2022 and therefore the extension under Section 6 of the RERA Act 2016 is not required to be applied by the promoter.



3. Request has been made to take the details on the records and upload the copies of all OC's on the website of the Authority.
 4. After consideration, Authority decided that promoter should upload up to date QPRs on web portal of Authority. After that request of promoter will be considered.
 6. Adjourned to 22.01.2024."
2. The promoter vide reply dated 15.01.2024 has submitted that OC of the project has been received on 20.01.2020 and 25.03.2021 and QPRs have been filed till 31.03.2021.
 3. The matter was last heard on 24.01.2024 vide item no. 239.42 wherein Authority decided that OC be taken on record and uploaded on web portal of the Authority. It was further observed that as decided by Hon'ble Supreme Court, RERA compliances are to be made till receipt of completion certificate. Hence, promoter should apply for extension of project and the matter was adjourned to 20.03.2024.
 4. In compliance of the order dated 24.01.2024, OC's have been uploaded on the web portal of the Authority. However, the promoter has not applied for extension of the project. 58 plots (having 174 floors) were registered by the Authority on 31.12.2019.
 5. Authority observes that promoter has not applied for extension as registration was valid up to 30.09.2023.
 6. After consideration, Authority decided that promoter be issued show cause notice under Section-35 read with Section-63 as to why penalty may not be imposed.
 7. Adjourned to 15.05.2024.



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3/4/24.

True copy

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Executive Director,
HRERA, Panchkula

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

LA (Ashima)