



**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 08.05.2024.**

**Item No. 252.14**

**Continuation of registration of project under Section 7(3) of RERD Act, 2016.**

**Promoter: M/s BPTP Limited.**

**Project: 'Discovery Park' - Group Housing Project 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.**

**Present: Mr. Hemant Saini, Advocate**

1. This matter was 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 then 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/- lacs, a sum of ₹31,126.18/- lacs has been incurred upto 31.12.2023. The promoter also submitted that OC for towers F, G, H, J, K and EWS was obtained on 31.10.2018 and for the remaining towers L and M, OC has been obtained on 30.01.2024.

4. The matter was last considered by the Authority on 20.03.2024 wherein it was observed that OC for tower A and B is still pending with DTCP for an area measuring 18636 sq. mtrs.

5. Mr. Hemant Saini, Advocate informed that OC for nine towers had already been received and OC of Tower A and B has been received on 26.04.2024.

6. After consideration, Authority granted extension of one year under Section-7(3) of RERA Act, 2016. Promoter should also intimate the status of Tower C, D and E having FAR of 34442 sq.mtrs. within a period of next 15 days.



*aw*  
20/5/24.

True copy

*[Signature]*  
Executive Director,  
HRERA, Panchkula

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

CA (Ashima)