



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 15.05.2024.

Item No. 253.06

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 sq.mtrs) 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: Mr. Hemant Saini, Advocate.

1. This matter was considered by the Authority in its meeting held 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 was launched by the promoter during pre-RERA regime in the year 2010. There are 624 units and till the filing of online REP-I (A-H) for the said project, the promoter had remained with 62 units only. It has been submitted that post coming into effect of the RERA Act, 2016, the promoter has not advertised, marketed, booked, sold or offered for sale, or invited persons to purchase in any manner any units in the said project. Further, even prior to the coming into effect of RERA, the promoter has only been settling with the allottees and providing refunds. As of now there are only 16 customers in the project who need to be settled as on date and the promoter is constantly in touch with them and they are desirous to amicable settle the matter.

2. It has been submitted that said fact was brought to the notice of the Hon'ble Authority in the proceedings dated 19.10.2020, conducted for the consideration for the application for registration of the project. However, the Authority had observed during the proceedings dated 19.10.2020 that the project was squarely covered under the definition of 'ongoing project' as certain customers remained unsettled at that time, and directed the promoter to amend the online proforma and pay the registration fee.



3. It has been submitted that promoter had to take RERA registration merely because the project was covered under the definition of 'ongoing project'. The promoter has shown its bonafide by providing refunds and arrangements to the existing allottees and not advertising the project for further sale. Since, the promoter has not been selling any of the units in the said project, the purpose of taking RERA registration herein serves no purpose to the stakeholders.

4. Request has been made to de-register the project as the promoter is only in the process of settlements and arrangements with the remaining 16 allottees.

5. Authority observes that this was a on-going project, hence, it was got registered by promoter on direction of Authority. Settlement with 16 allottees is still pending. Hence, promoter should intimate Authority how much amount is to be paid to each allottee? The request of promoter cannot be considered at this stage.

6. Adjourned to 22.01.2024."

2. The promoter vide reply dated 18.01.2024 has submitted that they have settled with two more allottees and now there are only 14 allottees are left, the details of same are as follows:

S. No.	Unit No.	Customer Name	Received Amount (Lakhs)
1.	A-1201	ARVIND KALRA	32
2.	A-1901	VIKRAM SINGH DAHIYA	37
3.	A-704	AVNISH ARORA	39
4.	A-1504	PARAMDEEP SHEHRAWAT	36
5.	B-101	ANAND KUMAR MADAN	38
6.	B-1601	SHASHI ARORA	38
7.	B-1801	SUSHIL KUMAR JANA	36
8.	B-G03	ARSHITA VERMA (MINOR) THROUGH MOTH	32
9.	B-203	DAVINDER KUMAR GARG	31
10.	B-403	NAREDRA KUMAR RAWAT	31
11.	H-501	MICHAEL BAZIRA	48
12.	H-1101	SEEMA MOHAN	52
13.	H-1104	PRADEEP SINGH FAUJDAR	49
14.	Z1-303	SHEEN RAINA	42
		TOTAL	503 LAKHS



The promoter has submitted that it is in the process of settlement and arrangement with the above 14 allottees and no unit has been sold since 2012. Therefore, RERA registration serves no purpose to the stakeholders and request has been made to de-register the project.

3. The matter was last considered by the Authority on 20.03.2024 wherein following was observed:

"4. Authority observes that matter of settlement with allottees is pending since grant of registration. Out of 16 allottees, settlement with 14 allottees is yet to be arrived at.

5. 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.

6. Adjourned to 15.05.2024."

4. In compliance of the above order, show cause notice dated 29.04.2024 was issued to the promoter however, no reply has been filed by the promoter till date.

5. On request of Mr. Saini, Ld. Counsel, Authority gave last opportunity to promoter to submit the reply within next four weeks from today failing which Authority will be constrained to impose penalty, as show cause notice has already been issued on 29.04.2024.

6. Adjourned to 07.08.2024.



True copy

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 (Aslina)