



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 28.08.2024.

Item No. 263.18

Request to allow de-registration of the project and to merge the extension application of the project with the same.

Promoter: M/s BPTP Limited.

Project: "Tower-N (The Deck) & EWS"- a group housing colony measuring 17.25 acres in Sector-82, Faridabad, Haryana.

Reg. No.: HRERA-PKL-FBD-183-2019 dated 20.12.2019 valid upto 31.12.2022.

Temp ID: RERA-PKL-650-2019.

Present: Mr. Hemant Saini, Ld. Advocate.

1. M/s BPTP Limited vide letter dated 11.09.2023 has requested for the First Extension of registration of project namely "Tower-N (The Deck) & EWS"- A group housing colony measuring 17.25 acres in Sector-82, Faridabad, Haryana. Registered vide Registration No. HRERA-PKL-FBD-183-2019 dated 20.12.2019, valid upto 31.12.2022.

2. The applicant has applied for the extension (including covid period) as under:

- (i) COVID standard extension upto 30.09.2023
- (ii) First extension upto 30.09.2024.

3. Vide reply dated 15.01.2024, it has been submitted that the promoter is now desirous of getting the phasing done for the Tower 'Deck' along with the revision of building plans due to change in market demand of real estate sector. It has been submitted that after getting the final approval for the phasing and revised building plans of the project, promoter will file a fresh application for RERA registration of the project and also undertakes not to sell anything in due course.



4. The promoter has submitted that since the RERA registration of the project, the sold unit count, out of total units of Tower "Deck", has come down to only two allottees and the promoter has been settling with the customers and had no intent of sale or offer for sale. Further, remaining two allottees are already at the stage of finalization before learned Adjudicating Officer, wherein the compliance has been done by the promoter and cheques amounting to ₹2,64,84,859/- and ₹1,92,61,668/- in favour of Sh. Arun Bhaduria & Neelam Singh (execution no. 609 of 2023) and Nikhil Batra (execution No. 2997 of 2022) respectively have been deposited. However, in both the cases the allottees need to submit the foreclosure letter.
5. Request has been made to merge the extension application of the project with this letter and de-register the project.
6. The matter was last heard on 05.06.2024 wherein following was observed:
- "11. The promoter vide reply dated 30.05.2024 has submitted that the project is required to be de-registered first then only phasing can be applied and after such approval of phasing and building plans, RERA registration shall be applied. Request has been made to de-register the project.*
- 12. After consideration, Authority gave last opportunity to promoter to settle the matter with remaining two allottees before next date of hearing for considering their request of de-registration.*
- 13. Adjourned to 28.08.2024."*
7. The promoter has not filed any reply till date to the above-mentioned deficiency.
8. On request of Ld. counsel, Authority grants one last opportunity to promoter to settle the matter with remaining two allottees before next date of hearing.
9. Adjourned to 06.11.2024.



True copy

Deew

Executive Director,
HRERA, Panchkula

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

As (Ashima)