

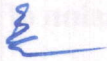
No.	HARERA/GGM/REP/RC/07/2018/EXT/93/2018	Date:	12-05-2019
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From	To
Chairman Haryana Real Estate Regulatory Authority, Gurugram	BPTP Ltd. M-11, Middle Circle, Connaught Circus, New Delhi - 110001

Subject: Application for extension of registration of the group housing project namely "PARK Generation Phase-II" located in sector-37D, Gurugram developed by M/s BPTP Ltd. - Granting extension of registration thereof.

ORDER

1. The application for extension of registration under section 6 of the Real Estate (Regulation and Development) Act, 2016 was received in the authority on 30.11.2018 for a group housing project namely "Park Generation Phase-II" located in Sector-37D, Gurugram developed by BPTP Ltd. against the license no. 83 of 2008 and 94 of 2011 dated 24.10.2011 for an area admeasuring 43.558 acres valid up to 04.04.2020 and 23.10.2019. The project was registered vide the registration no. 07 of 2018 dated 03.01.2018 which was valid up to 30.11.2018. The project commenced in October 2013 as mentioned by the promoter in the application REP-V whereas, the date of issuance of environmental clearance is 15.10.2013. Therefore, the date of commencement of the project is 15.10.2013 and even after seven years the project has not been completed by the promoter. The due date of completion declared by the promoter at the time of registration was 30.11.2018 against which extension of nine months i.e., till 31.08.2019 has been sought vide application under reference.
2. On scrutiny of the application, it was found that following documents still needs to be submitted: -



- a) Authenticated copy of plan/ site photographs showing status of construction of services;
- b) PERT chart of remaining work specifying quarterly stages of progress and date of completion;
- c) Building Plan approval vide memo 18868 dt 21/09/18 is expired on Aug'17. Renewal application for the same is yet to be submitted;
- d) Processing fee for extension as specified under The Haryana Real Estate Regulatory Authority, Gurugram (Processing Fee for Registration of Real Estate Projects) First Amendment Regulations, 2019 is ₹2,51,419/-;

The promoter is directed to submit of the deficient documents and fee within ten days.

3. The reasons for delay quoted by the promoter without any supporting document or explanation is stated below: -

- a) Orders passed by NGT (Labour demobilized);
- b) Delay in supply of UPVC doors and windows by M/s Polywood;
- c) Delay in fixing fire doors by the contractor M/s Steel Mart;
- d) Finishing work delayed by the contractor M/s PLHS & SR Construction;
- e) Delay in supply of lift materials by M/s Johnson;
- f) Delay in receiving CP fittings and chinaware by M/s Grohe;
- g) Delay in supply of LT cables from vendor's M/s Havels & Polycab;

The reasons given by promoter do not seem to be convincing and also promoter failed to show reasonable circumstances justifying delay in completion of project by declared due date.

4. Keeping in view the validity of the license i.e. till 23.10.2019, the reasons given by the promoter for extension of completion date of the project and the interest of allottees extension of registration seems to be inevitable. Therefore, **the authority has decided to grant extension of registration**

for nine months i.e., till 31.08.2019 as requested by the promoter after the submission of deficient documents and fee as pointed under para 3.

Date: 12-05-2019
Issued under the authority and seal of
HARERA, Gurugram.

HARERA
GURUGRAM

Received By Hand
Mishra
12/06/2019


Secretary

For: Chairman,
Haryana Real Estate Regulatory Authority
Gurugram

o/c
Prachi