



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 14.09.2020.

Item No. 108.12

(vi) Promoter : BPTP Ltd.

Project : "Park Arena" - Group Housing Colony on land measuring 10.63 Acres in Sector-80, Faridabad.

Temp ID: RERA-PKL-870-2020

Present: Sh. Hemant Saini, Counsel on behalf of promoter.

When this matter was considered by the Authority on 25.11.2019 following orders were passed:-

"2. i) The entire group housing colony over the land measuring 10.63 acres is one integrated colony for which service plans may have been approved as one project by the Town and Country Planning Department. Prima facie, therefore whole of the project should be registered with the Authority. Otherwise, the promoter should get phasing of the project done from the Town and Country Planning Department saying that in the 1st phase only four towers constructed.

ii) Apparently, an advertisement by the promoter for sale of apartments in the entire project is still alive and concurrent. The promoter shall submit a clarification in this regard, as to how could they advertise and sell apartment



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without getting the project registered. Now no further sale should take place without getting the project registered.

iii) It was stated by Shri Saini that initially the project was proposed to be completed by the year 2014. In the application for registration, the completion date has been shown as 2022. Admittedly, the project is delayed by about 8 years. This must be making 223 allottees of the project very nervous and restive. Now how the promoter proposes to protect the interest of said 223 allottees needs to be demonstrated to this Authority.

iv) A question was posed to Mr. Saini about the stage of construction of the project. He stated that this information is not readily available and would be submitted to the Authority on the next date of hearing. He however stated that the promoters are in the process of making out of court settlement with all the allottees. Settlement has already been made in respect of 50% of the allottees and with remaining allottees they will settle the matter in due course of time.

v) In this regard, the Authority observes that if the settlement is made in respect of all the allottees then it will not remain on-going project."

The Authority observes that if the promoter has sent an offer of settlement to the remaining 62 allottees then this project will no longer remain ongoing project and their application will be treated as an application for a new project. However, if the matter is not being settled with remaining 62 allottees, the entire project will remain an ongoing project and their application shall be treated as such. The learned counsel could not assist the Authority in regard to the stage of settlement with remaining 62 allottees.

The Authority orders that a detailed affidavit in this regard shall be submitted by the promoters on the next date of hearing.



The promoter, however, has submitted an application for registration of the entire project as new project. The afore-mentioned aspect shall be considered while dealing with their application for registration.

Adjourned to 21.09.2020.

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.

[Signature]
22/9/20

LA (Tarun)