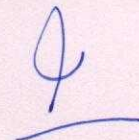


Project name: The Deck-EWS, Sector-81-82, Faridabad.
Name of the applicant: M/s Countrywide Promoters Private Ltd.
Subsidiary of M/s BPTP Ltd., M-11, Middle
Circle, Connaught Circus, New Delhi.
Quorum
1. Shri Rajan Gupta Chairman.
2. Shri A.K.Panwar Member.
3. Shri Dilbag Singh Sihag Member.
Date of Consideration: 02.07.2018.

An application for registration of this project had been earlier considered by the Authority on 1.5.2018 when certain observations were conveyed to the applicant. In the meantime, the Authority revised its proforma of filing application for registration of the project. The applicant has now filed the application in the revised proforma which was received in the office of the Authority on 26.6.2018. It was considered by the Authority today i.e. 2.7.2018.

2. After consideration of the application the Authority observed as follows:-

- i. The present application is for registration of an FAR of "10556.92 sq.mts." forming part of a group housing colony measuring 17.25 acres. This area forms part of license no. 522-524 of 2006 and license no. 266 of 2007. License no. 522-524 of 2006 is valid upto 27.02.2019 where as license no. 266 of 2007 is valid upto 2.12.2019.
- ii. As per law the project is allowed to be developed in phases, however, for registration of a phase of the project, full project should be shown to be divided into phases. Each phase of the project should be clearly demarcated on the site plan. Further, the manner in which various services will be provided in various phases should also be clearly stated as well as

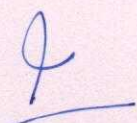


demarcated in the plans. Simply projecting certain FAR for registration cannot be called phased development of the project. Each phase has to be so shown that it can be recognized as a stand-alone colony with fully functional services. The applicant should clarify his position in this regard.

- iii. Full detail of the land owners and licensees has not been disclosed by the applicant. Copies of the collaboration agreement made between the applicant-promoter and the land owning companies/individuals have been enclosed. However, no gist of these collaboration agreements have been enclosed to know the salient features. These collaboration agreements have also been executed on a stamp paper of Rs.100/-. Whether by virtue of these collaboration agreements the developer will become authorized person to convey good title to the allottees needs to be confirmed. In any case, an entry in the revenue record showing that the land shall be developed as a colony by the applicant must be made and a copy furnished to the Authority.

In brief, the applicant shall provide all relevant details relating to the ownership of land, license, and the gist of various collaboration agreements.

- iv. The total no. of apartments and those booked/ yet to be sold do not tally.
- v. Though the revised completion date of the project has been mentioned as 31.03.2020 but the quarterly expenditure on the apartments and the infrastructure has been submitted upto March'2019.
- vi. No clarification has been given with regard to the approval of service plans/estimates of the site proposed for registration.
- vii. The authority in its orders dated 1.5.2018 had also directed the applicant to give a detailed write-up regarding the total project area and the area for



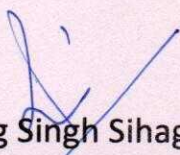
which they have been granted completion. A copy of the completion certificate should also be enclosed. This information has still not been provided by the applicant.

viii. The validity of the building plans has also not been intimated.

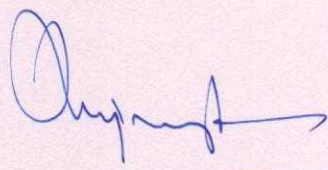
3. Authority observes that the promoter is repeatedly giving incorrect information. This is resulting into wastage of time of the Authority. It may also be perpetuating the agony of the allottees who have been waiting for allotment of their floors for the last many years. Nothing has been stated by the applicant as to when the existing allottees will be offered possession on the basis of their builder-buyer agreements.

4. The Authority decides that applicant should furnish requisite information by 25th July, 2018. Further, the case be listed for hearing on 30th July, 2018 when senior persons of the applicant company should appear before the Authority and explain requisite details of the project. The Authority further proposes that the applicant should show-cause as to why a cost of Rs.1lakh be not imposed upon him for submitting incorrect and misleading information.

6. A copy of this order be send to the applicant and a confirmation be conveyed by E-mail and SMS. CTP shall list the case for hearing on 30.7.2018.


Dilbag Singh Sihag
Member


A.K. Panwar
Member


Rajan Gupta
Chairman 9/7.