



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 01.02.2021.

Item No. 125.13

(iv) Promoter : BPTP Ltd.

Project : "Park Arena" Group Housing Colony on FAR of 75259.868 sq. mtrs. (10.63 Acres) situated in Sector-80, Faridabad.

Temp ID: RERA-PKL-870-2020.

Present: None.

1. The Authority vide orders dated 04.01.2021, had directed Ld. Chief Town Planner to examine the entire history of the matter and place the calculations before the Authority as to how much fees and delay charges are leviable upon the promoter/developer as policy of the Authority.

2. After examination it is revealed that-;

i. The Promoter had applied for registration of land measuring 7.69 acres forming part of a group housing colony measuring 10.63 acres in July'2017 along with a fee of Rs. 3,11,703/-. Subsequently, a revised performa was submitted by the promoter on 26.06.2018 which came up for consideration of the Authority on 02.07.2018 whereby the Authority conveyed certain deficiencies and asked for certain additional details.

ii. The Authority vide orders dated 05.09.2018 had observed that the licenses issued in favour of the promoter are not valid and the promoter has applied for registration of land measuring 7.96 acres out of total licensed area of 10.63 acres. Therefore, the Authority asked the promoter to apply for registration of the entire licensed land measuring 10.63 acres, submit copies of renewed licenses and registered irrevocable Power of Attorneys issued by land owners.



However, the promoter filed an application for registration for an area measuring 4.40 acres which was listed before the Authority on 08.07.2019.

iii. The case was thereafter listed several times, however, on 29.06.2020 Shri Hemant Saini, Ld. Counsel stated that they will apply for registration for the entire area measuring 10.63 Acres within a period of 45 days and subsequently paid the remaining fee amounting to Rs. 10,05,447/- on 11.08.2020.

4. It is observed that applicant/promoter filed an application for registration in July' 2017 over an area measuring 7.96 acres out of total licensed area of 10.63 acres thereby leaving out 2.94 acres. Thereafter, applicant/promoter filed an application for registration of total licensed area i.e. 10.63 acres on 18.08.2020, meaning thereby, the promoter is liable to pay for delay caused in filing registration of the remaining area of 2.94 acres. The Project section has calculated the basic fees of 10.63 Acres payable as 13,24,013. Since Rs. 3,11,703/- had been paid in the year 2017, remaining Rs. 10,05,447/- were paid by the promoter on 11.08.2020. Now the deficit registration fee for remaining 2.94 acres payable by the promoter on account of delay caused by promoter in filing for registration works out to Rs 6,23,406/- as per resolution passed by the Authority in its meeting held on 26.08.2019 (Item no. 65.9) from the period 28.10.2018 to 18.08.2020.

5. The Authority vide orders dated 09.11.2020 had directed the promoter to furnish the following details;-

- i. Submit Registered collaboration agreement by the licensees in favour of the promoter.
- ii. Submit registered irrevocable power of attorney in favour of the promoter conferring full rights to market, develop, sell, advertise and conveyance of apartments in favour of the allottees.
- iii Status of renewal of License Nos. 1269-1271 of 2006 which expired on 10.11.2019
- iv. Registration fee is deficit by Rs.6,863/-.
- v. REP II Affidavit-cum-Declaration Form be submitted.
- vi. FAR has been mentioned instead of land area of the project in Part B of the online form.



No reply has been filed by the promoter till date, he is again directed to furnish the same.

6. Further, in the application filed for registration, the promoter has shown the completion date of the project as 2030, however vide orders dated 09.11.2020 Shri Saini stated that the project will be completed by 2025. This will also require correction in the online proforma.

7. Adjourned to 01.03.2021.

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]
8/2/21

LA (Saini)
Jaini
9/2/21