



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 12.07.2021.

Item No. 141.14

(xii) 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 Sh. Hemant Saini, counsel for applicant/promoter through video conferencing.

1. The Authority vide orders dated 01.03.2021 had conveyed following deficiencies to the applicant/promoter:-

"a. In REP-II, promoter has informed that said land has been mortgaged with the Allahabad bank against the bank guarantee facility. However, in Form REP-I(Part C-X) submitted by the promoter on 18.08.2020, amount of loan raised from the bank/financial institutions has been shown as NIL.

b. Applicant/promoter has submitted master development agreement, however, no collaboration agreement and power of attorney have been submitted.

2. On the last date of hearing i.e. 01.02.2021, applicant/promoter was also directed to pay deficit registration fee of Rs 6,23,406/-. However, said fee has not yet been deposited."

In compliance of the aforesaid orders, the applicant/promoter has submitted a reply dated 25.06.2021 stating that:-

- i. The amount of loan raised from the financial institutions may be considered as 'NIL' because the Bank Guarantee facility is not a loan facility wherein Company get the disbursement of the funds



into their account. However, this is just a facility wherein in the bank give the assurance to the third party to pay for the damages when the Company fails to repay it.

- ii. Since, the licenses were granted in the year 2006 therefore, in the interest of justice exemption may be granted from filing such Collaboration Agreements as well as the Power of Attorney.
- iii. Deficit registration fee of Rs. 6,23,406/- has been submitted on 29.05.2021 through online mode.


2. The Authority observes that 15 years have already elapsed since the collaboration agreements were executed and therefore, exemption is granted from submitting the said documents. Deficit fee has been deposited by the applicant-promoter.

Further, since there are no loan liability over the land to be registered and the same is free from all encumbrances, therefore, the Authority decides to register the project subject to submission of amended REP-II form and online amendment in REP-I(Part-C-X).

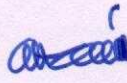
3. Learned CTP shall issue the Registration Certificate after getting the copy of amended REP-II form and requisite amendments in the online proforma.

True copy

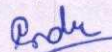



Executive Director,
HRERA, Panchkula

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

 19/7/21

LA/Indu)


19/07/2021