



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 30.01.2023.

Item No. 198.18

Consideration of the applications received by the Authority for Registration of New Projects.

(i) Promoter : BPTP Ltd.

Project : "Parklands and Elite Floors" Pocket measuring 30.461 acres (forming part of a larger Residential Plotted colony measuring 572.65 Acres) situated at Kheri Kalan, Bhatola & Kheri Khurd in Sector-82-89, Faridabad.

Temp ID : RERA-PKL-1152-2022

Present: Shri Hemant Saini, Counsel for applicant/promoter.

1. On 31.10.2022 and 19.12.2022, the Authority passed following orders:

This application is for registration of project namely "Parklands and Elite Floors" Residential Plotted Colony on land measuring 30.461 acres (forming part of larger colony measuring 572.65 acres) situated in Sector-82-89, Faridabad.

2. *After consideration, Authority observes as follows:-*

- a. *The applicant is not a licensee/owner of the project land, but has entered into collaboration with the licensee/landowners owner/licensee. However, the applicant/promoter has not submitted any Collaboration Agreement and General Power of Attorneys conferring powers of sale, market, develop and execute conveyance deeds upon him.*
- b. *The project land measuring 30.461 acres forms part of a larger colony measuring 572.65 acres which falls under license no. 38 of 2011, 47 of 2011, 59 of 2010, 316 to 346 of 2005, 413 to 442 of 2006, 60 of 2010, 259 of 2007 and 157 to 193 of 2005. The applicant/promoter has not*



specified under which license the project land measuring 30.461 falls and whether the said licenses are valid?

- c. The applicant /promoter has mentioned in the application that there are 42 plots, 156 floors and 186 EWS that are to be registered , however, specification for construction of floors have not been mentioned in REP-I(Part-H). Further no Building Plans have been submitted for the floors.*
- d. In REP-I (Part-G), it has been mentioned that no project has been launched by applicant/promoter in last five years, however, it is observed by the Authority that a number of projects have been registered by the Authority in the name of promoter M/s BPTP Ltd. Therefore, the applicant/promoter is required to provide information pertaining to projects launched in last 5 years and if any litigation is pending on the project land.*

- e. Applicant/promoter is required to specify FAR of the floors to be constructed for calculating the registration fee.*

Moreover, as per agenda item no. 69.5 delay caused in filing online application beyond October, 2018 will invite additional fee upto 50 % for first six months and same amount for every six months thereafter. Authority observes that it is an ongoing project and applicant/promoter has filed application for registration on 17.10.2022. Therefore, since, there is a delay of 4 years, applicant/promoter is liable to pay late fee accordingly.

2. In compliance of the aforesaid orders of the Authority the applicant has submitted the following information:

- i) General Power of Attorney and Collaboration Agreements.
- ii) License wise details of land for applied area has been given, however concerned licenses are not valid as on date.
- iii) REP-I Part-H and building plans have been submitted.
- iv) With regard to project launched in last five years, Sh. Hemant Saini, Counsel of promoter stated that BPTP has not launched any project during last 5 years. He clarified that some projects have been launched by the subsidiary companies.

3. The Authority observes that the remaining deficiencies as listed below should also be rectified/submitted:

- i) Copy of renewed licenses.



ii) The applicant/promoter has mentioned in the application that there are 42 plots, 156 floors and 186 EWS units that are to be registered so the applicant/promoter should mark the gross area to be registered on the plan so that registration fee and late fee could be calculated accordingly.

4. Adjourned to **27.02.2023**.



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.

8/2/23
LA (Indu)