



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

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**Subject: Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 08.07.2019.**

**Item No. 59.7**

**(vii) Promoter : BPTP Ltd.**

**Project : "The Deck & EWS" - Group Housing Colony on land measuring 1.49 acres in Sector-82, Faridabad.**

1. This application has been received for registration of two towers constructed on the land area measuring 1.49 acres.
2. The Authority observes that the respondents/developers are developing a Group Housing Colony over the land measuring 17.25 acres. Shri Hemant Saini, learned counsel for the respondents/developers stated that Occupation Certificate in respect of large portion of the colony has already been obtained but a copy of the same is not available.
3. The Authority after considering that the Group Housing Colony has to be registered on the basis of Sq. Mts. of FAR and not on the basis of the land area, therefore, respondents/developers are directed to submit an application for total remaining FAR to be developed in whole of the colony except the FAR in respect of which occupation certificate has already been obtained. An online application for registration of the remaining FAR should be filed.
4. From the information submitted by the promoters, it is made out that the present application has been filed for registration of 133 EWS apartments and 34 other apartments. Out of total 167 apartments, 136 apartments have already been sold which clearly shows that this is an ongoing project for which an application should have been filed within three months of the coming into force of the RERA Act. Having not filed the application within time, promoters have

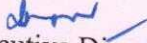


violated Section 3 of the RERA Act and made themselves liable for penal action under Section 59 of the RERA Act. A Show-Cause Notice is to be issued to the promoters as to why penal action be not initiated against them under Section 59 of the Act.

5. Learned counsel Mr. Saini requested that this matter may also be adjourned to 25.07.2019 along with other matters so that he may take instructions from his client for appropriate submissions before this Authority on the next date of hearing.

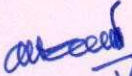
6. Adjourned to 25.07.2019.

True copy

  
Executive Director,  
HRERA, Panchkula



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

  
16/7/19

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