



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 07.08.2024.

Item No. 261.37

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 colony measuring 572.65 acres) situated at Kheri Kalan, Bhatola and Kheri Khurd in Sector-82-89, Faridabad, Haryana

Temp ID : RERA-PKL-1152-2022

1. When the matter was considered by the Authority on 31.10.2022 and 19.12.2022 following orders were passed:

"1. 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-1 (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 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 matter was last considered by the Authority on 30.01.2023 wherein following was observed:

"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. The promoter vide reply dated 30.04.2024 has submitted:

- i. Late fee of ₹78,81,421/-;
- ii. After the revision of layout plan there has been change in the inventory for the said area of 30.461 acres, i.e., now there are 18 plots, 219 floors (on 73 plots) and 186 EWS.



iii. Copy of renewed license nos. 59 of 2010, 60 of 2010, 47 of 2011, 316-346 of 2005, 413-442 of 2006 and 38 of 2011. However, copy of renewed license nos. 259 of 2007 and 157-193 of 2005 have not been submitted.

5. It is observed that since there is a revision in the layout plan and the promoter has changed the inventory of the project, the Authority decides to return the present application with a liberty to file a fresh application with the changed inventory. The registration fee earlier deposited will be adjusted after deduction of 5% processing charges.

6. **Disposed of.** File be consigned to record room after uploading the orders on the website of the Authority.



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.

LA (Ashima)