

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईस, गुरुग्राम, हरियाणा

Project – BPTP Amstoria- Verti Greens RERA-GRG-1830-2024

S.No	Hearing brief for registration of Project u/s4		
5.NO	Particulars	Details	
1.	Name of the project	BPTP Amstoria- Verti Greens	
2.	Nature of the project	Group Housing Colony	
3.	Location of the project	Sector-102, Gurugram	
4.	Name of the promoter	M/s Countrywide Promoters Pvt. Ltd.	
5.	Application applied	M/s BPTP Ltd.	
6.	Legal capacity to act as a promoter	Collaborator	
7.	Name of the land owner	M/s Mega Infraprojects Pvt. Ltd., M/s Saraswatikunj Infrastructure Pvt. Ltd., M/s Merit Marketing Pvt. Ltd. & M/s Visual Builders Pvt. Ltd.	

Note: Licensed has been issued in the name of M/s Countrywide promoter Pvt. Ltd. and the registration of project has been applied in the name of M/s BPTP Ltd. It is noted that M/s Countrywide promoter Pvt. Ltd And others amalgamated with M/s BPTP Ltd. As per the NCLT order no. NCLT/Reg./FO/2024/868 dated 26.09.2024 all the land-owning companies (M/s Saraswatikunj Infrastructure Pvt. Ltd., M/s Merit Marketing Pvt. Ltd. M/s Visual Builders Pvt. Ltd. & M/s Countrywide Promoters Pvt. Ltd.) excluding M/s Mega Infraprojects Pvt. Ltd. Ltd. amalgamated with M/s BPTP Ltd. (Applied as a developer). Whereas till date the promoter company is not recognized by the DTCP.

8.	Status of project	New			
9.	Whether registration applied for whole	Phase (not specifie	C. For Delative		1.22
	Phase no.	Not specified (App	lied in DTCP on 0	4.12.2024)	
10.	Online application ID	RERA-GRG-1830-2			
11.	License no.		ame of M/s Cou	d upto 21.08.2029 (I ntrywide Promoters	
12.	Total licensed area	12.05 acres	Area to be registered	9.4292 acres	2.00
13.	Projected completion date	OC - 14.12.2031 CC - 14.06.2032			
14.	QPR Compliances (if applicable)	Not applicable			•
15.	4(2)(l)(D) Compliances (if applicable)	Not applicable		haune to	10
16.	4(2)(l)(C) Compliances (if applicable)	Not applicable		Colli ban ave Col	
17.	Status of change of bank account	Not applicable	indus guborn	Rame of the bank i	
18.	Details of proceedings pending against the project	Not applicable	deti A FRA	Pile Alexas	85
19.	RC Conditions Compliances (if applicable)	Not applicable		14 hearing on First police Sent of	

Email: hareragurugram@gmail.com, reragurugram@gmail.com, Website: www.harera.in An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016 Act No. 16 of 2016 Passed by the Parliament אַ-אֹעד (विभियम और विकास) अधिनियम, 2016को पास 20के अर्तगत गठित प्राधिकरण

GURUGRAM Project - BPTP Amstoria- Verti Greens

RERA-GRG-1830-2024

AKEKA

	RERA-GRG-18				
20.	-	ber of towers	5 Residential Towers + 1 Convenient shopping below tower + 1 EWS Tower		
21.		ber of units	Residential: 885 + Commercial: 1 + EWS:	264	
22.		l Project cost	Rs 181.17 Cr		
23.		ect expenditure so far	Rs 92.62 Cr		
24.	comp	nated expenditure for pletion so far	Rs 88.54 Cr	in an to small 1	
25.	Statu	tory approvals either	applied for or obtained prior to registra	ation	
	S.No	Particulars	Date of approval	Validity upto	
	i)	License Approval	123 of 2014 dated 22.08.2014	21.08.2029	
	ii)	Zoning cum demarcation Plan Approval	Drg No. DTCP 10578 dated 18.11.2024	6 Legil capacit	
	iii)	Building plan Approval	Memo no. ZP- 1025/SD(RD)/2025/922 dated 08.01.2025	07.01.2030	
	iv)	Environmental Clearance	Applied on 02.12.2024	of project in then and	
N'a	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2024/111 /385-88 dated 16.02.2024	15.02.2032	
	vi)	Fire scheme approval	Applied on 10.01.2025	March Infrastrojects P.A.	
	vii)	Service plan and estimate approval	Applied on 10.01.2025		
26.	Fee I	Details	tin.	the way built and the set	
	Regis	stration Fee	1,33,957.886*3.65*10= Rs 48,89,463/- 516.426*3.65*20= Rs 37,699/- Total= Rs 49,27,162/-		
	Proc	essing Fee	1,34,474.312*10 =Rs 13,44,743/-		
	Late Fee		Not applicable, as the license no. 123 o under which the application is applied f the building plans are approved on 08.01 is in the category of new projects and he been charged as per the regulation.	or registration. Whereas, .2025. Therefore, project	
	Total Fee		Rs 62,71,905/-		
27.	DD a	mount	Rs 13,44,744/- Rs 37,92,176/-	toldepilings	
	DD no. and date		266044 dated 17.12.2024 266045 dated 17.12.2024		
	Name of the bank issuing		IndusInd Bank		
	Deficient amount		Rs 11,34,985/-		
28.	File Status		Date		
	File received on		18.12.2024		
				1000	
	1 st hearing on First notice Sent on		13.01.2025		
	Firct	notice sent on	15.01.2025 27.01.2025		

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भावनेन आरं विकास) आधानयन, 2010को घारा 20के अतगत गाठत प्रा भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16

Project - BPTP Amstoria- Verti Greens RERA-GRG-1830-2024

29. Case History:

The Promoter M/s BPTP Ltd. (formerly M/s Countrywide Promoters Pvt. Ltd., which amalgamated with M/s BPTP Ltd.). who is a collaborator with the license holders M/s Mega Infraprojects Pvt. Ltd., M/s Saraswatikunj Infrastructure Pvt. Ltd., M/s Merit Marketing Pvt. Ltd. & M/s Visual Builders Pvt. Ltd. applied for the registration of real estate group housing colony namely "BPTP Amstoria – Verti Greens" located at Sector- 102, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 83973 dated 04.10.2018.12.2024 and RPIN-849. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-1830-2024. The project area for registration is 9.4292 acres out of total licensed area 12.05 acres under the license no. 123 of 2014 dated 22.08.2014.

On 13.01.2025, Ms. Deepika, Planning Executive briefed about the facts of the project. Sh. Rahul Sharma (AR) is present on behalf of the promoter. It is noted that the application for registration under Section 4 was initially submitted without the approval of the building plans. Consequently, the authority decided to return the application. Subsequently, the building plan approval (BR-III) was submitted to the authority on 08.01.2025, and the approved plans were submitted on 09.01.2025. Since the approved plans have now been submitted to the authority, the application should be scrutinized, and any deficiencies found during the scrutiny process should be conveyed to the promoter through a deficiency notice. The AR further stated that License No. 123 of 2014, dated 22.08.2014, for the group housing colony is issued by the Department of Town and Country Planning (DTCP), Haryana. The building plans for the same are approved by DTCP for the first time vide Memo No. ZP-1025/SD(RD)/2025/922, dated 08.01.2025. In this regard, the promoter also clarified that no third-party rights have been created till date and submitted an undertaking confirming the same to the authority today. Keeping in view of the same, the authority has directed that a public notice be published in two widely circulated English newspapers and one Hindi newspaper for a duration of 10 days, inviting objections, if any, from the general public. The matter to come up on 27.01.2025.

In compliance with the authority's directions during the hearing on 13.01.2025, the promoter has published this information in the newspaper (In English- Hindustan Times & The Tribune, In Hindi- Dainik Bhaskar) on 14.01.2025.

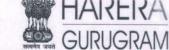
Also, the application for registration of group housing colony was scrutinized after the authorities direction and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/849 dated 15.01.2025 was issued to the promoter with an opportunity of being heard on 27.01.2025.

The status of the documents is mentioned below:

30.	Present compliance status as on 27.01.2025 of	1. Deficit Fee- Rs 11,34,985/- needs to be submitted. Status: Rs 11,34,985/- Submitted, vide DD No. 825860
1000	deficient documents	dated 16.01.2025.
10101	conveyed vide notice	2. The annexures in the online application are not uploaded as
10/201	dated 15.01.2025	well as the correction needs to be done in the online (A-H).
128.856	A posequentity, the	Status: Corrections not submitted.
action	sinvin trisloranici mis	3. Online DPI needs to be corrected.
ile gad	Ab Berry Limited, brancher	Status: Corrections not submitted.
0.570.0	realities betaconglusors (d) 10	4. Licensed has been issued in the name of M/s Countrywide
	Happin of the Private Limites	promoter Pvt. Ltd. and the registration of project has been
mped a	ad ingmonys mounoidal a	applied in the name of M/s BPTP Ltd. It is noted that M/s
1	a call and delivery and he	Countrywide promoter Pvt. Ltd And others amalgamated with

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Project – BPTP Amstoria- Verti Greens RERA-GRG-1830-2024

M/s BPTP Ltd. A letter from DTCP regarding the same needs to be submitted.

Status: The letter from DTCP not submitted. DGTCP, issued an NOC on 05.09.2023 (Memo No. 29402), acknowledging BPTP Limited in its records. Based on this, the Hon'ble NCLT, Chandigarh, approved the composite scheme of amalgamation on 20.09.2024. HRERA Gurugram and HRERA Panchkula also issued NOCs for the approval of the composite scheme, copies of which are attached. Further, the license (No. 123 of 2014) predates the amalgamation and is an existing license for which the DGTCP has already issued its NOC. Accordingly, the post-merger approvals (stormwater assurance, sewerage assurance, DHBVN assurance, water supply assurance, NOC for water use, TOR of EC, etc.) have been issued in the name of BPTP Limited.

As per the NCLT order dated 20.09.2024, all properties, rights, and powers of Countrywide Promoters Private Limited have been transferred to BPTP Limited. Existing rights under DTCP and other applicable laws stand transferred to BPTP Limited. As per the HRERA regulations dated 29.06.2020 clarify that mergers where 75% of shareholding remains the same do not qualify as a transfer under Section 15 of the RERA Act. In this case, 100% of the ultimate shareholding (held by Mr. Kabul Chawla, his wife, mother, and son) remains unchanged.

Collaboration agreement needs to be clarified, as the land mentioned in the collaboration agreement is not determined as mentioned in the license. Also, clarify the sharing between the landowners and a developer in accordance with the collaboration agreement duly signed by both the parties and accordingly demarcate them on the site plan.

Status: Clarification submitted and the brief of it as follows- It is submitted that the license comprises four land-owning entities: Saraswati Kunj Infrastructure Private Limited, Merit Marketing Private Limited, Visual Builders Private Limited, and Mega Infraprojects Private Limited. The Hon'ble NCLT, Chandigarh, approved the **Composite Scheme of Arrangement for the amalgamation** of M/s Countrywide Promoters Private Limited and other transferor companies with BPTP Limited, as per its order dated 20th September 2024 (CP (CAA) No. 26/Chd/Hry/2023). Consequently, the licensee companies, except Mega Infraprojects Private Limited, have been merged with BPTP Limited, transferring all rights and properties of the amalgamated entities to BPTP Limited. For Mega Infraprojects Private Limited, which remains separate, an addendum agreement has been executed, including the land schedule for its share in license no. 123 of 2014. A 30-year title search report, NEC.

5.

Project - BPTP Amstoria- Verti Greens

RERA-GRG-1830-2024

Jamabandi, and other revenue documents have been submitted to identify and clarify the land shares, duly certified by the relevant authorities.

Sharing between the landowners and Developers- Since the amalgamated companies are Group Companies/Sister Concerns, there is no revenue or area sharing between the Landowners and Developer. However, as per the terms of collaboration agreements (clause 3), the Developer shall reimburse all the cost and expenses incurred by the owner to acquire such land and also an additional payment of Rs 35000/- per acre on the said land.

- 6. It is noted that the total licensed area of the project is 12.05 acres. However, the promoter's application pertains to 9.4292 acres, with the remaining land reserved for future development. Hence, the same needs to be clarified. And, if the DTCP approved phasing then the same needs to be submitted. **Status: Applied for phasing in DTCP on 04.12.2024. Also,** the promoter stated that, the promoter is launching this project in phases, wherein the 1st phase is of 9.4292 acres out of 12.05 acres. However, for the remaining area is marked as future development in the approved site plan.
- Copy of approved service estimates and plans along with sanction letter from DTCP, needs to be submitted. If applied, then copy of the same needs to be submitted.

Status: Applied on 10.01.2025, copy of receipt attached. The promoter has submitted a DD vide no. 266057 dated 03.01.2025 amounting to Rs 25 Lakhs as a security amount for submission of approved service plans and estimates within 4 months for BPTP Amstoria- Verti Greens from the date of registration.

8. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted.

Status: Applied on 10.01.2025, copy of receipt attached. The promoter has submitted a DD vide no. 266058 dated 03.01.2025 amounting to Rs 25 Lakhs as a security amount for submission of Fire Scheme approval within 4 months for BPTP Amstoria- Verti Greens from the date of registration.

- 9. Environmental clearance approval needs to be submitted. Status: Applied on 02.12.2024, copy of receipt attached. The promoter has submitted a DD vide no. 266056 dated 03.01.2025 amounting to Rs 25 Lakhs as a security amount for submission of Environment clearance within 4 months for BPTP Amstoria- Verti Greens from the date of registration.
- 10. Mining permission needs to be submitted.

Status: Undertaking submitted that the promoter will obtain the mining permission before start of the construction/ excavation work.

KEKA Project - BPTP Amstoria- Verti Greens

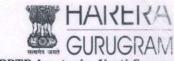
	RERA-GRG-1830-2024
interestinguistics of the second	FF
	services like road access needs to be submitted.
burn and the graditionality	Status: Road access permission from GMDA has been
the strength better is more day	submitted in an carnel registered project (brit
demographic garden man bidd	Amstoria) which is adjacent to the current application.
a lead grade and a feature and a sector	Accordingly, promoter undertakes that the service road is
1563 (190) DR., CROWERS, COM	
s felores at the second	12. Copy of superimposed demarcation plan on approved layout
and the second	
anyou investigate at ante	Status: Submitted
the second se	13. PERT chart needs to be submitted.
Photom of the Columbia	Status: Submitted
ter is application part that	14. Project report along with brochure of current project and
about a survey to deal and	
de berinning and an appointeur	
In which pulsions proved with the	15. Allottee related documents like Draft BBA & Allotment letter
St. K.J. O an ATTO He an	
Learning and the local of the	Status: Submitted
CARTER PROPERTY AND A	16. Draft conveyance deed needs to be submitted.
artelautor inte vei trave	
De ber affeiten mit ob paraite	17. Brochure and Advertisement for the project needs to be
HALLONDER DOS PERSONNESS	
abhailtean an an clinea.	Status: Submitted
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A STATE OF STATE	Status: Submitted
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sted a 20 while no. 262 04	
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Resources Service and 3	
elerice is the second during and	Status: Submitted
	24. CA certificate for cost incurred and to be incurred needs to be
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PROFESSION AND ADDRESS AND	and a solution and a solution of a solution of the solution of
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	provided along with KYC of authorized person.
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mety unclud goizthin	promotor robar angement mith the built of
101103	Status: Submitted
	28. Bank undertaking needs to be provided.
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HAIKEIKA GURUGRAM roject - BPTP Amstoria- Verti Greens

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offen Idae b Grund Vortun V Vortun	with GPTP Limited as per 4 nber 2024 (CP. (CA. Consequently, the 1	Status: Submitted 30. Financial resources needs to be met with project cost as the cost is not clear in online DPI. Status: Submitted 31. Details from MCA site needs to be provided. Status: Submitted
 Alter and a second and	 Antrojects Privata Limita, addeadura agregatat in a addeadura agregatat in the land. A 30 year title searth replay and clarify the land. Althouse it are addeadurated and an additional payments in antrover, as per title appendix incursed in the Dovelop of a additional payment in the Advelop of a advelop of advelop	 Defined has been issued in the name of M/S Countrywide promoter Pvt. Ltd. and the registration of project has been applied in the name of M/S BPTP Ltd. It is noted that M/S Countrywide promoter Pvt. Ltd And others amalgamated with M/S BPTP Ltd. A letter from DTCP regarding the same needs to be submitted. Status: The letter from DTCP not submitted. DGTCP, issued an NOC on 05.09.2023 (Memo No. 29402), acknowledging BPTP Limited in its records. Based on this, the Hon'ble NCLT, Chandigarh, approved the composite scheme of amalgamation on 20.09.2024. HRERA Gurugram and HRERA Panchkula also issued NOCs for the approval of the composite scheme, copies of which are attached. Further, the license (No. 123 of 2014) predates the amalgamation and is an existing license for which the DGTCP has already issued its NOC. Accordingly, the post-merger approvals (stormwater assurance, sewerage assurance, DHBVN assurance, water supply assurance, NOC for water use, TOR of EC, etc.) have been issued in the name of BPTP Limited. As per the NCLT order dated 20.09.2024, all properties, rights, and powers of Countrywide Promoters Private Limited have been transferred to BPTP Limited. Existing rights under DTCP and other applicable laws stand transferred to BPTP Limited. As per the HRERA regulations dated 29.06.2020 clarify that mergers where 75% of shareholding remains the same do not qualify as a transfer under Section 15 of the RERA Act. In this case, 100% of the ultimate shareholding (held by Mr. Kabul Chawla, his wife, mother, and son) remains unchanged. Collaboration agreement needs to be clarified, as the land mentioned in the claboration agreement is not determined as mentioned in the license. Also, clarify the sharing between the landowners and a developer in accordance with the collaboration agreement duly signed by both the parties and accordingly demarcate them on the site plan.
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		Projec	t – BPTP Amstoria- Verti Greens RERA-GRG-1830-2024
aw.	 months for registration 8. Environmen Status: App The promo 03.01.2025 for submiss for BPTP registration 9. Approval NO services like Status: Roa submitted Amstoria) Accordingly 	BPTP Amstoria- Ven h. Ital clearance approva- blied on 02.12.2024 ter has submitted a amounting to Rs 25 sion of Environment Amstoria- Verti G h. DC from concerned ag road access needs to ad access permission in an earlier ro- which is adjacent t	Scheme approval within 4 rti Greens from the date of al needs to be submitted. , copy of receipt attached. DD vide no. 266056 dated Lakhs as a security amount clearance within 4 months reens from the date of gency for connecting external be submitted. on from GMDA has been egistered project (BPTP o the current application. kes that the service road is
Asulan			on Leave
Ashish Dubey			Deepika
Chartered Accountant Day and Date of hearing	Monday and 27	01 2025	Planning Executive
Proceeding recorded by	Ram Niwas	.01.2025	
rioceeding recorded by		OF THE DAY	
Proceedings dated: 27.01.2025	PROCEEDINGS	OF THE DAY	
Sh. Ashish Dubey, Chartered Accou Sh. Rahul Sharma (AR) is present of The AR of the promoter states that approved by DTCP, Haryana on 23. Further, the AR of the promoter of Haryana recognizing M/s BPTP L documents. The matter is adjourned and to cor	n behalf of the pro phasing plan of gro 01.2025 and the sa request for one we td as a developer	moter. oup housing colony me ame is submitted in th eeks' time to submit promoter for the pro	easuring 12.05 acres has been ne authority on 24.01.2025. the letter issued from DTCP,
(Ashok Sangwan) Member, HARERA	- L		(Vijay Kumar Goyal) Member, HARERA
	(Arun H Chairman	-	

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Environmental contracts protons posses to the market of Statute. Applied on 62,12,2024, ongo all reactips and mark The pro-sector has submitted a 100 with the 200 00m it and 01 01 7025 autometing to Ba 25 Lantic as a source of the anfor submission of Environment clearance without it to 00m int. EUCP. Amsterda. Verti Greens, 20m (inc. delay it report reting.

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