

Hearing brief for registration of Project u/s 4

S.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.		
<p>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.</p>				
8.	Status of project	New		
9.	Whether registration applied for whole	Phase (not specified)		
	Phase no.	Not specified (Applied in DTCP on 04.12.2024)		
10.	Online application ID	RERA-GRG-1830-2024		
11.	License no.	123 of 2014 dated 22.08.2014 valid upto 21.08.2029 (License is renewed in the name of M/s Countrywide Promoters Pvt. Ltd. dated 13.08.2024.)		
12.	Total licensed area	12.05 acres	Area to be registered	9.4292 acres
13.	Projected completion date	OC - 14.12.2031 CC - 14.06.2032		
14.	QPR Compliances (if applicable)	Not applicable		
15.	4(2)(I)(D) Compliances (if applicable)	Not applicable		
16.	4(2)(I)(C) Compliances (if applicable)	Not applicable		
17.	Status of change of bank account	Not applicable		
18.	Details of proceedings pending against the project	Not applicable		
19.	RC Conditions Compliances (if applicable)	Not applicable		



20.	Number of towers	5 Residential Towers + 1 Convenient shopping below tower + 1 EWS Tower	
21.	Number of units	Residential: 885 + Commercial: 1 + EWS: 264	
22.	Total Project cost	Rs 181.17 Cr	
23.	Project expenditure so far	Rs 92.62 Cr	
24.	Estimated expenditure for completion so far	Rs 88.54 Cr	
25.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	123 of 2014 dated 22.08.2014
	ii)	Zoning cum demarcation Plan Approval	Drg No. DTCP 10578 dated 18.11.2024
	iii)	Building plan Approval	Memo no. ZP-1025/SD(RD)/2025/922 dated 08.01.2025
	iv)	Environmental Clearance	Applied on 02.12.2024
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2024/111/385-88 dated 16.02.2024
	vi)	Fire scheme approval	Applied on 10.01.2025
	vii)	Service plan and estimate approval	Applied on 10.01.2025
26.	Fee Details		
	Registration 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/-	
	Processing Fee	1,34,474.312*10 =Rs 13,44,743/-	
	Late Fee	Not applicable, as the license no. 123 of 2014 dated 22.08.2014 under which the application is applied for registration. Whereas, the building plans are approved on 08.01.2025. Therefore, project is in the category of new projects and hence the late fees has not been charged as per the regulation.	
	Total Fee	Rs 62,71,905/-	
27.	DD amount	Rs 13,44,744/- Rs 37,92,176/-	
	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	
	1st hearing on	13.01.2025	
	First notice Sent on	15.01.2025	
	2nd hearing on	27.01.2025	



<p>29.</p>	<p>Case History:</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>The status of the documents is mentioned below:</p>
<p>30.</p>	<p>Present compliance status as on 27.01.2025 of deficient documents conveyed vide notice dated 15.01.2025</p> <ol style="list-style-type: none"> 1. Deficit Fee- Rs 11,34,985/- needs to be submitted. Status: Rs 11,34,985/- Submitted, vide DD No. 825860 dated 16.01.2025. 2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H). Status: Corrections not submitted. 3. Online DPI needs to be corrected. Status: Corrections not submitted. 4. 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



		<p>M/s BPTP Ltd. A letter from DTCP regarding the same needs to be submitted.</p> <p>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.</p> <p>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.</p> <p>5. 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.</p> <p>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,</p>
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		<p>Jamabandi, and other revenue documents have been submitted to identify and clarify the land shares, duly certified by the relevant authorities.</p> <p>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.</p> <p>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.</p> <p>7. 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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
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31.	Remarks	<p>1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H).</p> <p>2. Online DPI needs to be corrected.</p> <p>3. 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. A letter from DTCP regarding the same needs to be submitted.</p> <p>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.</p> <p>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.</p> <p>4. 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.</p> <p>Status: Clarification submitted and the brief of it is as follows- It is submitted that the license comprises four land-owning entities: Saraswati Kunj Infrastructure</p>

		<p>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, Jamabandi, and other revenue documents have been submitted to identify and clarify the land shares, duly certified by the relevant authorities.</p> <p>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.</p> <p>5. 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.</p> <p>6. 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.</p> <p>7. 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</p>
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Ashish

Ashish Dubey
Chartered Accountant

on leave
Deepika

Planning Executive

Day and Date of hearing	Monday and 27.01.2025
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 27.01.2025

Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Rahul Sharma (AR) is present on behalf of the promoter.

The AR of the promoter states that phasing plan of group housing colony measuring 12.05 acres has been approved by DTCP, Haryana on 23.01.2025 and the same is submitted in the authority on 24.01.2025.

Further, the AR of the promoter request for one weeks' time to submit the letter issued from DTCP, Haryana recognizing M/s BPTP Ltd as a developer promoter for the project along with other deficit documents.

The matter is adjourned and to come up on 05.02.2025 at 03:00 PM.

(Signature)
(Ashok Sangwan)
Member, HARERA

V.K. - 3
(Vijay Kumar Goyal)
Member, HARERA

(Signature)
(Arun Kumar)
Chairman, HARERA

