

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

**Project - BPTP Amstoria- Verti Greens
RERA-GRG-1830-2024**
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 BPTP Ltd. (M/s Countrywide promoters Pvt. Ltd. has been amalgamated with M/s BPTP Ltd.)		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the land owner	M/s Mega Infraprojects Pvt. Ltd.		
<p>Note: Licensed has been issued in collaboration with 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 other companies were 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. amalgamated with M/s BPTP Ltd. (Applied as a developer). Further, as per the order vide Endst No. LC-3995/JE(AK)/2025/3661 dated 28.01.2025 DTCP, Haryana the license no. 123 of 2014 dated 22.08.2024 shall now be considered to be granted in favor of M/s BPTP Ltd.</p>				
7.	Status of project	New		
8.	Whether registration applied for whole	Phase (Total phases 3) Phase-1 9.4292 acres, Phase-2 1.6838 acres & Phase-3 0.937 acres		
	Phase no. (applied for)	Phase 1		
9.	Online application ID	RERA-GRG-1830-2024		
10.	License no.	123 of 2014 dated 22.08.2014 valid upto 21.08.2029		
11.	Total licensed area	12.05 acres	Area to be registered	9.4292 acres
12.	Projected completion date	OC - 14.12.2031 CC - 14.06.2032		
13.	QPR Compliances (if applicable)	Not applicable		
14.	4(2)(I)(D) Compliances (if applicable)	Not applicable		
15.	4(2)(I)(C) Compliances (if applicable)	Not applicable		
16.	Status of change of bank account	Not applicable		
17.	Details of proceedings pending against the project	Not applicable		
18.	RC Conditions Compliances (if applicable)	Not applicable		
19.	Number of towers	5 Residential Towers + 1 Convenient shopping below tower + 1 EWS Tower		
20.	Number of units	Residential: 885 + Commercial: 1 + EWS: 264		
21.	Total Project cost	Rs 181.17 Cr		
22.	Project expenditure so far	Rs 92.62 Cr		

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

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



23.	Estimated expenditure for completion so far	Rs 88.54 Cr
24.	Statutory approvals either applied for or obtained prior to registration	
	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
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	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
	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
	vii)	Service plan and estimate approval
		Applied on 10.01.2025
	viii)	Phasing plan approval
		Drg no.- DTCP 10799 dated 23.01.2025
25.	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/-
26.	DD amount	Rs 13,44,744/- Rs 37,92,176/- Rs 11,34,985/-
	DD no. and date	266044 dated 17.12.2024 266045 dated 17.12.2024 825860 dated 16.01.2025
	Name of the bank issuing	IndusInd Bank
	Deficient amount	No deficit fees
27.	File Status	Date
	File received on	18.12.2024
	1 st hearing on	13.01.2025
	First notice Sent on	15.01.2025
	2 nd hearing on	27.01.2025
	3 rd hearing on	05.02.2025
28.	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 Saraswaticunj 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.

On 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.

The status of the documents is mentioned below:

29.	Present compliance status as on 05.02.2025 of deficient documents conveyed vide last hearing dated 27.01.2025	<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 M/s BPTP Ltd. A letter from DTCP regarding the same needs to be submitted.
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		<p>Status: The order vide Endst No. LC-3995/JE(AK)/2025/3661 dated 28.01.2025 from DTCP, Haryana regarding merger/ amalgamation is submitted.</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, 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.</p> <p>Status: Approval of phasing plan for the project submitted vide memo no. ZP-1025-Loose/SD(RD)/2025/2979 dated 23.01.2025. 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 phases (phase-1 9.4292 acres, phase-2 1.6838 acres & phase-3 0.937 acres) the 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.</p>
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	<p>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> <p>11. Approval NOC from concerned agency for connecting external services like road access needs to be submitted. Status: Road access permission from GMDA has been submitted in an earlier registered project (BPTP Amstoria) which is adjacent to the current application. Accordingly, promoter undertakes that the service road is already proposed having width of 24m wide.</p> <p>12. Copy of superimposed demarcation plan on approved layout plan needs to be submitted. Status: Submitted</p> <p>13. PERT chart needs to be submitted. Status: Submitted</p> <p>14. Project report along with brochure of current project and project photos needs to be submitted. Status: Submitted</p> <p>15. Allottee related documents like Draft BBA & Allotment letter needs to be revised. Status: Submitted</p> <p>16. Draft conveyance deed needs to be submitted. Status: Submitted</p> <p>17. Brochure and Advertisement for the project needs to be submitted. Status: Submitted</p> <p>18. Land cost needs to be clarified according to area apply for registration. Status: Submitted</p> <p>19. Project report needs to be provided. Status: Submitted</p> <p>20. Cash flow statement needs to be provided. Status: Submitted</p>
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		<p>21. CA certificate for net worth needs to be submitted. Status: Submitted</p> <p>22. Quarterly statement of expenditure and sources needs to be provided. Status: Submitted</p> <p>23. CA certificate for REP I needs to be provided. Status: Submitted</p> <p>24. CA certificate for cost incurred and to be incurred needs to be submitted. Status: Submitted</p> <p>25. Affidavit regarding 10% auto deduct from separate bank account needs to be provided. Status: Submitted</p> <p>26. Board resolution for operation of bank accounts needs to be provided along with KYC of authorized person. Status: Submitted</p> <p>27. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be submitted. Status: Submitted</p> <p>28. Bank undertaking needs to be provided. Status: Submitted</p> <p>29. REP II needs to be revised. Status: Submitted</p> <p>30. Financial resources needs to be met with project cost as the cost is not clear in online DPI. Status: Submitted</p> <p>31. Details from MCA site needs to be provided. Status: Submitted</p>
30.	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. 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>4. 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>5. 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</p>



**for submission of Environment clearance within 4 months for
BPTP Amstoria- Verti Greens from the date of registration.**

Recommendation: The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 has been submitted and found to be in order except the online A-H form & Online DPI.

Whereas, for the approved service plan and estimates, Fire scheme approval and Environment clearance, the promoter has already submit BG/ DD/ Cheque amounting Rs 25 lakhs each as a security to submit the approval within four months.

Ashish Dubey
Chartered Accountant

Deepika
Planning Executive

Day and Date of hearing

Wednesday and 05.02.2025

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 05.02.2025

Ms. Deepika, Planning Executive and 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 seeks four months' time for submission of service plan estimates, fire scheme approval and Environment clearance which have already been applied to the concerned authority and in lieu of the same security amount of 25 lakhs each has been already submitted in the authority.

Approved as proposed, subject to the compliance of the above deficiencies. The requisite rectification in the A-H form & online DPI shall be made before the issuance of RC.

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA

