Project name:	**Princess Park (EWS), Sector-86, Faridabad.**
Name of the applicant:	**M/s Countrywide Promoters Private Ltd. Subsidiary of M/s BPTP Ltd., M-11, Middle Circle, Connaught Circus, New Delhi.**
Quorum	**1. Shri Rajan Gupta Chairman.** **2. Shri A.K.Panwar Member.** **3. Shri Dilbag Singh Sihag Member.**
Date of Consideration:	**02.07.2018.**

An application for registration of this project had been earlier considered by the Authority on 1.5.2018 when certain observations were conveyed to the applicant. In the meantime, the Authority revised its proforma of filing application for registration of the project. The applicant has now filed the application in the revised proforma which was received in the office of the Authority on 26.6.2018. It was considered by the Authority today i.e. 2.7.2018.

2. After consideration of the application the Authority observed as follows:-

i. The present application is for registration of an area measuring "0.60 acres" forming part of a group housing colony measuring 17.97 acres. This area forms part of license no. 443-446 of 2006 which were valid upto 26.1.2016. The pocket proposed for registration is neither shown on the site plan nor the licenses marked thereon. One of the requirements of registration under RERA Act/Rules is that the applicant should have a valid license at the time of registration.

ii. As per law the project is allowed to be developed in phases, however, for registration of a phase of the project, full project should be shown to be

divided into phases. Each phase of the project should be clearly demarcated on the site plan. Further, the manner in which various services will be provided in various phases should also be clearly stated as well as demarcated in the plans. Simply projecting certain area for registration cannot be called phased development of the project. Each phase has to be so shown that it can be recognized as a stand-alone colony with fully functional services. The applicant should clarify his position in this regard.

iii. Full detail of the land owners and licensees has not been disclosed by the applicant. Copies of the collaboration agreement made between the applicant–promoter and the land owning companies/individuals have been enclosed. However, no gist of these collaboration agreements have been enclosed to know the salient features. These collaboration agreements have also been executed on a stamp paper of Rs.100/-. Whether by virtue of these collaboration agreements the developer will become authorized person to convey good title to the allottees needs to be confirmed. In any case, an entry in the revenue record showing that the land shall be developed as a colony by the applicant must be made and a copy furnished to the Authority.

In brief, the applicant shall provide all relevant details relating to the ownership of land, license, and the gist of various collaboration agreements.

iv. The validity of building plans after 15.2.2010 has not been submitted.

v. The authority in its orders dated 1.5.2018 had also directed the applicant to give a detailed write-up regarding the total project area and the area for which they have been granted completion. A copy of the completion

certificate should also be enclosed. This information has still not been provided by the applicant.

3. Authority observes that the promoter is repeatedly giving incorrect information. This is resulting into wastage of time of the Authority. It may also be perpetuating the agony of the allottees who have been waiting for allotment of their floors for the last many years. Nothing has been stated by the applicant as to when the existing allottees will be offered possession on the basis of their builder-buyer agreements.

4. The Authority decides that applicant should furnish requisite information by 25th July, 2018. Further, the case be listed for hearing on 30th July, 2018 when senior persons of the applicant company should appear before the Authority and explain requisite details of the project. The Authority further proposes that the applicant should show-cause as to why a cost of Rs.1lakh be not imposed upon him for submitting incorrect and misleading information.

5. The Authority also observed that a copy of these orders may be forwarded to the DTCP for knowing the status relating to the validity of Licenses and the revalidation of Building Plans.

6. A copy of this order be send to the applicant and a confirmation be conveyed by E-mail and SMS. CTP shall list the case for hearing on 30.7.2018.

Dilbag Singh Sihag	A.K. Panwar	Rajan Gupta
Member	Member	Chairman