

**Hearing brief for registration of Project u/s 4**

| S.No | Particulars                                   | Details                                                                                                                |
|------|-----------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| 1.   | Name of the project                           | Downtown 66                                                                                                            |
| 2.   | Nature of the project                         | Group Housing Colony                                                                                                   |
| 3.   | Location of the project                       | Sector-66-67, Gurugram                                                                                                 |
| 4.   | Name of the promoter                          | M/s BPTP Ltd.                                                                                                          |
| 5.   | Legal capacity to act as a promoter           | Collaborator                                                                                                           |
| 6.   | Name of the landowner                         | 31 of 2008: Sh. Shyam Sunder- Shravan Kumar- Lalit Kumar and others<br>73 of 2024: Sh. Shyambir, Sh. Sanjay and others |
| 7.   | Status of project                             | New                                                                                                                    |
| 8.   | Whether registration applied for whole/ phase | Total: 2 phases                                                                                                        |
|      | Phase no.                                     | 2                                                                                                                      |
| 9.   | Online application ID                         | RERA-GRG-2009-2025                                                                                                     |
| 10.  | License no.                                   | 31 of 2008 dated 18.02.2008 valid upto 17.02.2030<br>73 of 2024 dated 28.06.2024 valid upto 27.06.2029                 |

**Note:** As per the order of DTCP, Haryana, vide Endst. No. LC-2330 Vol. VI/JE(AK)/2025/12917 dated 11.04.2025, the licenses falling under this project, along with others, have been merged/amalgamated with M/s BPTP Ltd., in accordance with the order dated 20.09.2024 passed by the Hon'ble NCLT, Chandigarh.

|     |                     |              |                       |             |
|-----|---------------------|--------------|-----------------------|-------------|
| 11. | Total licensed area | 14.518 acres | Area to be registered | 4.235 acres |
|-----|---------------------|--------------|-----------------------|-------------|

**Note:** The Department of Town & Country Planning, Haryana has granted the license no. 73 of 2024 dated 28.06.2024 (migrated from license no 162 of 2008 dated 19.08.2008) for an area admeasuring 3.45 acres to Sh. Shyam Bir Tyagi, Sh. Sanjay Tyagi and Sh. Manoj in collaboration with M/s Countrywide Promoters Private Limited (amalgamated with BPTP Limited as per NCLT order dated 20.09.2024) for setting up of Group Housing Colony in sector 66, Gurugram, Haryana.

The aforesaid license no 73 of 2024 dated 28.06.2024 has been granted in addition to the existing license no 31 of 2008 dated 18.02.2008 of an area admeasuring 11.068 acres.

Accordingly, the promoter further has obtained the revised-demarcation -cum zoning plan for an area admeasuring 14.518 acres duly approved by the Department of Town and Country Planning; Haryana vide memo no. ZP-374-II/PA (DK)/2025/7610 dated 03.03.2025.

The promoter has also obtained the phasing plan approval from Department of Town and Country Planning; Haryana vide memo no. ZP-374-II/PA (DK)/2025/3976 dated 30.01.2025.

Consequently, now the entire project of 14.518 acres comprises of 2 phases (Phase I measuring 10.283 acres and Phase II measuring 4.235 acres).

Thereafter, the promoter obtained the building plans of Phase II which has been approved by the department vide memo no. ZP-374-VIII/PA(DK)/2025/26555 dated 14.07.2025.

The current application pertains to the Phase II for an area measuring 4.235 Acres.





|                    |                                                                          |                                                                        |                                                            |                          |
|--------------------|--------------------------------------------------------------------------|------------------------------------------------------------------------|------------------------------------------------------------|--------------------------|
| RERA-GRG-2009-2025 |                                                                          |                                                                        |                                                            |                          |
| 12.                | Projected completion date                                                | OC - 31.10.2032<br>CC - 31.12.2032                                     |                                                            |                          |
| 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                                                         | 3 Residential Towers + 1 Convenient shopping below tower + 1 EWS Tower |                                                            |                          |
| 20.                | Number of units                                                          | Residential: 504 + Commercial: 1 + EWS: 85                             |                                                            |                          |
| 21.                | Total Project cost                                                       | Rs 1365.69 Cr                                                          |                                                            |                          |
| 22.                | Project expenditure so far                                               | Rs 53.97 Cr                                                            |                                                            |                          |
| 23.                | Estimated expenditure for completion so far                              | Rs 1311.72 Cr                                                          |                                                            |                          |
| 24.                | Statutory approvals either applied for or obtained prior to registration |                                                                        |                                                            |                          |
|                    | S.No                                                                     | Particulars                                                            | Date of approval                                           | Validity upto            |
|                    | i)                                                                       | License Approval                                                       | 31 of 2008 dated 18.02.2008<br>73 of 2024 dated 28.06.2024 | 17.02.2030<br>27.06.2029 |
|                    | ii)                                                                      | Revised Zoning cum demarcation plan approval                           | Drg No. DTCP 10312 dated 01.07.2024                        | -                        |
|                    | iii)                                                                     | Revised Building Plan                                                  | ZP-374-VIII/PA(DK)/2025/26555 dated 14.07.2025             | 13.07.2030               |
|                    | iv)                                                                      | Revised Phasing Plan                                                   | Memo no. ZP-374-II/PA(DK)/2025/3976 dated 30.01.2025       |                          |
|                    | v)                                                                       | Environmental Clearance                                                | Applied on 14.05.2025                                      |                          |
|                    | vi)                                                                      | Airport height clearance                                               | Not submitted                                              |                          |
|                    | vii)                                                                     | Fire scheme approval                                                   | Not submitted                                              |                          |
|                    | viii)                                                                    | Electrical load availability connection (assurance)                    | Memo. No. Ch. 15/ Drg- 26B dated 31.03.2025                |                          |
|                    | xi)                                                                      | Service plan and estimate approval                                     | Not submitted                                              |                          |
| 25.                | Fee Details                                                              |                                                                        |                                                            |                          |



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|     | <b>Registration Fee</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Residential floor Area:<br>92105.194 x 3.03 x 10= Rs 27,90,787/-<br>Commercial floor Area:<br>58.504 x 3.03 x 20= Rs 3,545/-<br>Total: Rs 27,94,332/-                                                                               |
|     | <b>Processing Fee</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 92163.698 x 10= Rs 9,21,637/-                                                                                                                                                                                                       |
|     | <b>Late Fee</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | from October 2018 to 15.07.2025 (14 half years: 50 x 14= 700%)<br>{700% of registration fee imposed on earlier licensed FAR measuring 2347.488 sqm} = 2347.488 x 10 x 1.75= Rs 41,081.04/-<br>=Rs 41,081.04/- x 700%= Rs 2,87,567/- |
|     | <b>Note:</b> A late fee has been imposed on the Phase 2 area, which includes 0.785 acres of previously licensed land now proposed under this phase. Other than that, the OC for the remaining area has been received. It is also noted that on some area, the OC was issued after 2017. When the promoter applies for that area, the calculation will be done accordingly at that time.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                     |
|     | <b>Total Fee</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Rs 40,03,536/-</b>                                                                                                                                                                                                               |
| 26. | <b>DD amount</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Rs 29,30,806/-<br>Rs 9,21,636/-<br>Total: Rs 38,52,442/-                                                                                                                                                                            |
|     | <b>DD no. and date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 266178 dated 14.07.2025<br>266179 dated 14.07.2025                                                                                                                                                                                  |
|     | <b>Name of the bank issuing</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | IndusInd Bank                                                                                                                                                                                                                       |
|     | <b>Deficient amount</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Rs 1,51,094/-</b>                                                                                                                                                                                                                |
| 27. | <b>File Status</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Date</b>                                                                                                                                                                                                                         |
|     | <b>File received on</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 15.07.2025                                                                                                                                                                                                                          |
|     | <b>First notice Sent on</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 07.08.2025                                                                                                                                                                                                                          |
|     | <b>1<sup>st</sup> hearing on</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 11.08.2025                                                                                                                                                                                                                          |
| 28. | <b>Case History:</b><br><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 (31 of 2008) Sh. Shyam Sunder- Shravan Kumar- Lalit Kumar and others &amp; (73 of 2024) Sh. Shyambir, Sh. Sanjay and others applied for the registration of real estate group housing colony namely "Downtown -66" located at Sector- 66-67, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 94403 dated 15.07.2025 and RPIN-934. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-2009-2025. The project area for registration is 4.235 acres out of total licensed area 14.518 acres under the license no. 31 of 2008 dated 18.02.2008 valid upto 17.02.2030 &amp; 73 of 2024 dated 28.06.2024 valid upto 27.06.2029.</p> <p>Also, the application for registration of group housing colony was scrutinized after the authority's direction and 1<sup>st</sup> deficiency notice vide notice no. HARERA/GGM/RPIN/934 dated 15.07.2025 was issued to the promoter with an opportunity of being heard on 11.08.2025.</p> <p><b>The public notice was published in 3 leading newspapers 1 Hindi and 2 English on 24.07.2025 namely Dainik Bhaskar, Hindustan Times &amp; The Tribune. Whereas, 2 objections have been received in the authority. The objections are as follows:</b></p> <ol style="list-style-type: none"> <li>1. An objection was filed by the landowners, namely Shyambir Tyagi, Sanjay Tyagi, and Manoj, which has been briefly quoted herein. They stated that TDR approval has been</li> </ol> |                                                                                                                                                                                                                                     |



granted for the site plan of 14.5 acres. Accordingly, the landowners should also receive a share of the additional FAR granted, as per the terms of the collaboration agreement. They have requested the authority not to proceed with the registration of the additional group housing project, namely "Downtown-66." They further submitted that the project should be granted to the promoter/developer only after obtaining their consent in this regard.

2. Further, second objection was filed by the allottee namely Sh. Rajiv Kapur stating that the allottees of phase 1 had earlier filed detailed objections in April 2025 before the STP against the in-principle approval dated 24.03.2025 granted in favour of the said new project. Further objections were also raised during the meeting held on 05.05.2025 before the office of the STP, Gurugram. Despite the same, approval was granted to the revised building plans.

The status of the documents is mentioned below:

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| <p><b>29. Present compliance status as on 11.08.2025 of deficient documents conveyed vide notice dated 07.08.2025</b></p> | <ol style="list-style-type: none"> <li>1. Deficit Fee- Rs 1,51,094/- needs to be submitted. (The fee has been calculated as per the approved site plan. This may change upon submission of the revised site plan or if any plan has been approved under the earlier revised or migrated license, if applicable.)</li> <li>2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H).</li> <li>3. Online DPI needs to be corrected.</li> <li>4. Earlier approved plans for the project needs to be submitted.</li> <li>5. The approved building plans are revised, hence the changes made in the building plans in tabular form and duly marked on the plans is needs to be submitted.</li> <li>6. Booking list of units sold to the allottees as on date of the application applied for registration under license no. 31 of 2008 which includes name of the allottees, unit/plot no., unit/plot area, date of booking, average rate, and total consideration (including paid amount and balance amount) needs to be submitted.</li> <li>7. It is noted that the total licensed land under License No. 31 of 2008 and 73 of 2024 is 14.518 acres. However, the promoter is applying for registration of only 4.235 acres as per the approved site plan and has stated that various Occupancy Certificates (OCs) have been received for Phase 1. It is further observed that one of the OC was issued after 2020 by DTCP, Haryana. Accordingly, the project is registrable under RERA. The promoter is therefore required to clarify why RERA registration has not been applied for.</li> <li>8. The project being brought by the promoter is on a land collaboration basis. It is noted that one of the collaboration agreements has not been registered, and no GPA/SPA has been submitted in relation to the same. The promoter is therefore required to either clarify the same or submit the registered agreement.</li> <li>9. In collaboration agreement, it is observed that there is area sharing between a collaborator and a land owner. Accordingly, a list of units allocated to the landowner and developer duly</li> </ol> |
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|  | <p>signed by both the parties and marked on the site plan needs to be submitted.</p> <p>10. It is noted that the collaboration agreement dated 05.09.2023 was executed not only with the landowners and the collaborator, i.e., Countrywide Promoters Pvt. Ltd., but also with two other companies — M/s Eventual Builders Pvt. Ltd. and M/s BPTP Ltd. Further, in the collaboration agreement of the earlier license as well, a similar observation has been made — the agreement was executed not only with the landowners and the collaborator but also included a third company, namely M/s Precision Infrastructure Pvt. Ltd., and another agreement with M/s Eventual Builders Pvt. Ltd. (as a third party). Accordingly, the same needs to be clarified.</p> <p>11. The license no. 73 of 2024 dated 28.06.2024 for an area admeasuring 3.45 acres is granted by DTCP after migration from license no. 162 of 2008 dated 19.08.2008 granted for IT park over an area measuring 5.02 acres. You, are, therefore required to provide the status of registration of the project pertaining to license no 162 of 2008 dated 19.08.2008. You are further required to provide the details of sold and unsold inventory along with the status of development works on site. If not sold an affidavit regarding no advertisement, marketing, booking or sale etc. w.r.t the license no 162 of 2008 dated 19.08.2008 for an area admeasuring 5.02 acres from the license holder and Collaborator along with the board resolution needs to be submitted.</p> <p>12. As building plans are revised the prior written consent from 2/3rd allottees of the project needs to be submitted.</p> <p>13. Revised land title search report including name of the company M/s BPTP Ltd. for the last 30 years, certified by an advocate with their bar enrolment number and dated recently, needs to be submitted.</p> <p>14. Copy of mutation duly certified by revenue officer not more than 6 months prior to the date of application of registration need to be submitted.</p> <p>15. 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> <p>16. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted.</p> <p>17. Environmental clearance approval needs to be submitted. If applied, then copy of the same needs to be submitted.</p> <p>18. Airport height clearance for the applied project needs to be submitted. If applied, then copy of the same needs to be submitted.</p> <p>19. Approval NOC from concerned agency for connecting external services like road access needs to be submitted.</p> <p>20. Demarcation plan needs to be submitted.</p> |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |         | 21. Allottee related documents like draft application, allotment letter, builder buyer agreement, conveyance deed and payment plan need to be revised.<br>22. Brochure and Advertisement for the project needs to be submitted.<br>23. Cost of the land amounts to Rs 8695.40 lakhs needs to be clarified according to the area applied for the registration is 4.235 acres along with the supporting documents and collaboration agreements are not registered. Additionally, an affidavit outlining the area-sharing model along with compliance of Sec 4(2)(I)(D) with the landowners needs to be submitted.<br>24. Bank Undertaking needs to be revised as date is missing and project name is missing in Free A/c.<br>25. As per REP-1 (A-H) project bank accounts are maintained in HDFC, as per DPI project bank accounts are maintained in ICICI Bank whereas per bank undertaking project bank accounts are maintained in YES Bank. Project Bank details need to be clarified and to submit the revised board resolution duly acknowledged for operation of bank account as per RERA Regulation 2016 and revised Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D).<br>26. Draft agreement for sale needs to be revised as master account details of the project is missing.<br>27. Revised CA Certificate of net worth on latest date needs to be submitted as previously dated was 31.03.2024.<br>28. KYC of Architect, Engineer, CA, MEP and Proof Consultant needs to be submitted.<br>29. Details of financial resources amounts to Rs 5396.83 lakhs from inter corporate units needs to be submitted. |
| 30.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Remarks | The reply was submitted on 08.08.2025 and is currently under scrutiny.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Ashish Dubey<br>Chartered Accountant                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |         | Deepika<br>Planning Executive                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Day and Date of hearing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |         | Monday and 11.08.2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Proceeding recorded by                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |         | Ram Niwas                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>PROCEEDINGS OF THE DAY</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Proceedings dated: 11.08.2025<br>Ms. Deepika, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.<br>Sh. Venke Rao (Advocate) and Sh. Rahul Sharma (AR) are present on behalf of the promoter.<br>Sh. Varun Jindal, SH. KK. Shegal and 27 other individuals appeared on behalf of the complainants.<br><br>A public notice was published in three newspapers—two English ("The Tribune" and "Hindustan Times") and one Hindi ("Dainik Bhaskar")—on 24.07.2025, regarding the proposed registration under Section 4 of the Real Estate (Regulation and Development) Act, 2016. Following the publication, multiple objections were received from allottees and landowners. |         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

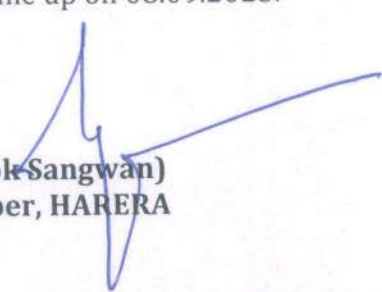




The objections raised by allottees are as briefed out here such as illegal use of infrastructure like approved site plan allegedly utilizes the existing infrastructure and amenities of the complainants' colony without their consent, strain on shared infrastructure, unauthorized use of access road, environmental and living quality concerns, traffic congestion, disruption of common facilities & privacy and safety issues. Further, some objections are also raised by Landowners namely Sh. Shyambir Tyagi, Sh. Sanjay Tyagi, and Sh. Manoj. They stated that TDR approval has already been granted for the 14.5-acre site plan. As per the terms of the collaboration agreement, the landowners are entitled to a share of the additional FAR granted.

In view of the above, the Authority directed that all objections received from the allottees and landowners be examined by the office. A copy of the objections shall be provided to the promoter, who shall submit a detailed reply within one week. The reply submitted by the promoter to the Authority shall be shared by the promoter with both parties (the landowners and the allottees). The promoter is further directed to resolve all concerns raised by the allottees and landowners and to submit the deficit documents as already conveyed by the Authority.

The matter to come up on 08.09.2025.

  
(Ashok Sangwan)  
Member, HARERA

  
(Vijay Kumar Goyal)  
Member, HARERA

  
(Arun Kumar)  
Chairman, HARERA

