



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 25.03.2026.

Item No. 316.03

Consideration of the applications received by the Authority for Registration of New Projects.

(i) **Promoter:** BPTP Limited

Project: "Sky Nest Towers" a Group Housing Project (having an FAR of 75,030.981 Sq. Mtrs.) forming part of 16.331 acres bearing licence no. 44 of 2008 dated 07.03.2008 valid upto 06.03.2030, situated in the revenue estate of Village Badouli, Sector-80, Faridabad

Temp ID: RERA-PKL-1914-2025.

Present: Sh. Hemant Saini (Counsel for Promoter) and Sh. Rahul (Authorised Representative).

1. This application is for registration of project - "Sky Nest Towers", having an FAR of 75, 030.981 Sq. Mtrs., a part of Group Housing Colony measuring 16.331 acres bearing licence no. 44 of 2008 dated 07.03.2008 valid upto 06.03.2030, situated in the revenue estate of Village Badouli, Faridabad granted in favour of BPTP Limited. Phasing Plan of the said Colony has been approved by the DTCP on 06.11.2023. Building Plans have been revised on 05.03.2026. The Promoter has submitted the application for registration of Phase-I (2 Towers) along with Primary School and Convenient Shopping.

2. The total area of Phase-I is 5.391 acres having an FAR of 75,030.981 Sq. Mtrs.

3. The application was examined and following observations were conveyed to the promoter on 12.03.2026:

- i. Payment plan be submitted. The promoter should also incorporate the quantum of all the charges to be paid by the allottees till the grant of possession in the payment plan.



- ii. Net Worth certificate of Directors be submitted.
- iii. In REP-I Part-B, FAR proposed to be utilized in the project is mentioned as 119.495. Promoter should clarify it.
- iv. In REP-I Part-B, land area of the project is mentioned as 4.91 acres. Promoter should apply for FAR instead of land area.
- v. As per the phasing plan, there exists 5 Phases, Promoter should inform the registration status of each phase.
- vi. A detailed list of total number of units (Floor wise) to be developed in the project be submitted mentioning carpet area and floor area.
- vii. The Promoter has submitted profile of DPA (Architectural Design Firm). Agreement between DPA and BPTP limited for technical support has not been submitted. Also, appointment letter of Architect and Structural Engineer has not been submitted.
- viii. E-mail ID of all the Directors is same in REP-I Part A.
- ix. Specifications mentioned in REP-I Part H is not in order.
- x. Promoter has submitted a C.A. Certificate mentioning non-fund based facility of Rs. 50 Cr. and as on date amount outstanding is Rs. 45.98 Crore. Promoter should clarify it.
- xi. As per Site Plan, 220 KV HT lines passes through the project site. Also, clause 25 of approved building plan dated 05.03.2026 mentions that saleable area/units proportionate to the services below the existing ROW of 220 KV HT Line shall be kept freezed and the promoter is not allowed to collect any amount w.r.t. the freezed saleable area/unit till shifting of this HT Line. Promoter should mark the freezed area/units on the site plan and also submit details of the units freezed along with their numbers.
- xii. Registration No. 297 of 2017 dated 16.10.2017 for the Project "Discovery Park" a Group Housing Colony on land measuring 10.74 acres in Sector-80, Faridabad (Towers A, B, L, M, F, G, H, J, K and EWS) is not valid as on date. Promoter should apply for the continuation of the registration of the project till Completion Certificate is granted. Whether Occupation Certificate of the project has been obtained or not?
- xiii. As per orders of the Authority dated 08.08.2022 (Item No. 181.13), original registration fee of Registration No. 297 of 2017 dated 16.10.2017 was deficit by Rs. 5,69,831/-. Whether the fee has been paid or not? This fee will require recalculation in view of increased FAR of 238.
- xiv. Non-default Certificate is not order as it does not mention details of license of the project and is not submitted in original. Also, C.A. certificate at CP/118 (d) is not in order and not submitted in original.
- xv. As per Phasing Plan, Phase-I consists of 3 Towers, whereas the promoter has applied for registration of only 2 Towers.
- xvi. FAR of Project (Towers, primary School, convenient Shopping) be submitted. Fee can be calculated after that.
- xvii. Whether entry of the license has been made in revenue records or not.



- xviii. License has been granted for an area measuring 16.331 acres, out of which 10.74 acres has been registered on 16.10.2017. The Promoter has mentioned land area of the current project 4.91 acres. What is the status of remaining area 1.501 acres?
- xix. The Promoter has sought registration of Convenient Shopping (independent Phase). Promoter should inform whether shops will be sold independently or the promoter will develop the same and then they will be sold?
- xx. Draft of Allotment Letter has not submitted.
- xxi. Draft of Agreement to Sell as per RERA Act, 2016 has not been submitted.
- xxii. No Status of the projects undertaken in the last 5 years has been submitted.

4. The promoter vide replies dated 16.03.2026 and 25.03.2026 have complied with all the above-mentioned deficiencies. After consideration, the Authority finds the project fit for registration subject to the following special conditions:

- i. The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no units/apartments shall be sold. The Promoter is also directed to issue a public notice of size 3 x 3 (inches) (in two newspapers widely circulated in the area including one in Hindi) indicating all three accounts i.e., 100%, 70% and 30% account under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
- ii. The payment plan approved in Form REP-I, having quantum of all other charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
- iii. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- iv. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
- v. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with validity issued by the Authority. The QR code and RC number should also be affixed on the top-right corner on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.
- vi. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.



- vii. That any change in the communication address should be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in REP-I.
- viii. The Convenient Shopping and Primary School shall remain freezed until the shifting of 220 KV HT Line.
- ix. The Promoter shall not dispose of any area forming part of Convenient shopping and Banquet Hall till an Occupation Certificate is granted by the Department of Town & Country Planning, Haryana.
- x. That the said land has an encumbrance in favour of Punjab National Bank amounting to ₹ 50 cr. The repayment of the said loan shall be from the 30% account. The Bank will have no objection in the execution of registered Sale Deeds/Conveyance Deeds in favour of allottees (after 100% consideration of the units is deposited by the allottee in the Master Collection Account . This condition shall be incorporated by the Promoter in the BBA.

5. The office is directed to update FAR in REP-1 Part B as submitted vide reply dated 16.03.2026 and update Payment Plan as submitted vide reply dated 25.03.2026.
6. File be consigned to record room after issuance of registration certificate.

Disposed of.



True copy

[Signature]
Secretary (Acting),
HRERA, Panchkula

A copy of the above is forwarded to Advisor, HRERA Panchkula, for information and taking further action in the matter.

[Signature]
3/4/26

LA KAKUL

STP (OT)

[Signature]