



Hearing brief for project registration u/s 4

S.No	Particulars	Details
1.	Name of the project	BPTP Green Oaks Boulevard
2.	Name of the promoter	M/s BPTP Ltd.
3.	Brief of the promoter	M/s BPTP Limited has been incorporated 11/08/2003 at corporate address at OT-14, 3rd Floor, Next Door Parklands, Sector-76, Faridabad, Faridabad, Haryana, India, 121004. Mr. Rajendra Kumar Dalmia, Mr. Sudhanshu Tripathi, Mr. Kabul Chawla, Ms. Chitra Menon, Mr. Anupam Bansal, Mr. Anoop Kumar Mittal and Mr. Raju Paul are the directors, CEO, CFO and company Secretary of the promoter company.
4.	Nature of the project	Commercial (Distinct Commercial Component of DDJAY)
5.	Location of the project	Sector- 70A, Gurugram
6.	Legal capacity to act as a promoter	Collaborator
7.	Name of license holder	M/s Impartial Builders Pvt. Ltd. and Others in collaboration with M/s Countrywide Promoters Pvt. Ltd.
8.	Status of project	New
9.	Whether registration applied for whole/phase	Whole Project
10.	Completion date as mentioned in REP-II	OC - 31.12.2032
11.	Online application ID	RERA-GRG-PROJ-2136-2025
12.	QPR Compliances (if applicable)	RC - 71 of 2021 - Submitted upto March 2025. (CC obtained on 31.03.2025.)
13.	4(2)(I)(D) Compliances (if applicable)	RC - 71 of 2021 - All Submitted
14.	4(2)(I)(C) Compliances (if applicable)	RC - 71 of 2021 - N/A (CC obtained on 31.03.2025.)
15.	Status of change of bank account (if applicable)	RC - 71 of 2021 - N/A
16.	Details of proceedings pending against the project (if applicable)	RC - 71 of 2021 RERA-GRG-4378-2022- SCN for RC Compliance RERA-GRG-3677-2022-SCN for QPR
17.	RC Conditions Compliances (if applicable)	Approved Zoning Plan, Powerline Shifting NOC and Service Plan and Estimates within 3 months - Submitted.
18.	Total Project cost	Rs 16.48/- crores



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19.	Project Expenditure So far	Rs 5.52/- crores		
20.	Estimates expenditure for completion so far	Rs 10.96/- crores		
21.	Total Towers	1		
22.	Number of units	29		
23.	License no.	61 of 2021 dated 28.08.2021	valid upto	27.08.2026
24.	Total licensed area	15.5625 acres	Area to be registered	0.328 acres
25.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	61 of 2021 dated 28.08.2021	27.08.2026
	ii)	Zoning Plan Approval	DRG NO. DG,TCP - 8993 dated 09.02.2023	(For commercial)
	iii)	Revised Building plan Approval	Memo no. 4543 dated 04.09.2025	03.09.2027
	iv)	Environmental Clearance	N/A	Area is less than 20000 sqm
	v)	Airport height clearance	N/A	(Height is less than 30 meter)
	vi)	Fire scheme approval	FS/2026/443 dated 10.03.2026.	
	vii)	Service plan and estimate approval	LC-4251+4252-V-JE(RK)/2024/33731 dated 07.11.2024	
26.	Fee details			
	Registration fee	1991.91 sqm * 1.5 * 20 = Rs 59,758/-		
	Processing fee	1991.91 sqm * 10 = Rs 19,919/-		
	Late fee	N/A		
	Total	Rs 79,677/-		
27.	DD/RTGS amount	Rs 59,758/- Rs 19,920/-		
	DD/RTGS no. and date	266262 dated 22.01.2026 266263 dated 22.01.2026		
	Name of the bank issuing	IndusInd Bank		
	Total amount	Rs 79,678/-		
	Deficient amount	NIL		
28.	File Status	Date		
	File received on	29.01.2026		
	First notice Sent on	18.02.2026		
	First hearing on	23.02.2026		
	Second hearing on	16.03.2026		
	Third hearing on	30.03.2026		
29.	Case History:-			

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 अर्तगत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



The promoter i.e., M/s BPTP Ltd. who is a collaborator had applied for the registration of real estate commercial project (Distinct Commercial component of DDJAY) namely "BPTP Green Oaks Boulevard" located at Sector-70A, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 106574 dated 29.01.2026 and RPIN-1023. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-2136-2025. The project area for registration is 0.328 acres (Distinct commercial component of DDJAY) and the licensed area is 15.625 acres. License no - 16 of 2021 dated 28.08.2021 valid upto 27.08.2026.

The license no 61 of 2021 dated 28.08.2021 valid upto 27.08.2026 being issued in favour of M/s Impartial Builders Pvt. Ltd. and Others in collaboration with M/s Countrywide Promoters Pvt. Ltd. for the development of affordable residential plotted colony under DDJAY over an area admeasuring 15.5625 acres.

The affordable residential plotted colony under DDJAY namely "Green Oaks" has been registered with the Authority vide registration number 71 of 2021 dated 27.10.2021 which is valid upto 27.08.2026. The completion certificate for the affordable residential plotted colony under DDJAY namely "Green Oaks" has been obtained on 31.03.2025.

All the land owning companies has been merged into BPTP Ltd. vide NCLT order dated 20.09.2024. The DCTP has also recognize the M/s BPTP Ltd. vide order dated 09.04.2025.

The promoter has obtained the completion certificate of the affordable residential plotted colony vide memo no. LC-4251-4252-V/JE(RK)/2025/11655 dated 31.03.2025.

Now, the promoter has applied for registration of Distinct commercial component having an area admeasuring 0.328 acres.

The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/1023 dated 18.02.2026 was issued to the promoter with an opportunity of being heard on 23.02.2026.

Further, the site of the project was visited on 17.02.2026 and it is noted that the site is presently accessible through 24 meter wide road.

On 23.02.2026, the matter is adjourned and fixed for 16.03.2026.

The copy of public notice published in three newspapers has not been submitted by the promoter till now.

The promoter has submitted a reply on 12.03.2026 which was scrutinized and the remaining deficiencies were conveyed to the promoter.

On 16.03.2026, Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Rahul Sharma (AR) is present on behalf of the promoter. The Authorized Representative of the promoter states that, no third-party rights of any kind have been created till date and no sale of any units has been made with respect to the earlier approved building plans and revised building plans. An affidavit from the director affirming the same is being submitted in the Authority. The Authority has taken note of the submissions made by the



Authorized Representative of the promoter regarding the non-creation of third-party rights of any kind on the earlier approved building plans and revised building plans. In view of the above and in the interest of justice , the Authority decides that a public notice of 10 days for inviting objections from the allottees, if any be issued in three prominent newspapers (two English and one Hindi) having wide circulation regarding the revision in the building plans and non-creation of third-party rights of any kind in respect of the present project. Further, the AR of the promoter is directed to submit the remaining deficiencies mentioned above at S. No 31. The matter to come up on 30.03.2026.

The promoter has submitted a reply on 24.03.2026 which was scrutinized and the status of documents is mentioned below.

<p>30. Present compliance status as on 30.03.2026 of the deficiencies conveyed in hearing dated 16.03.2026.</p>	<ol style="list-style-type: none"> 1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Submitted but needs to be revised. 2. Online DPI needs to be corrected. Status: Submitted but needs to be revised. 3. The details of ongoing litigation in the past five years in relation to the real estate projects developed or being developed by the promoter in the State, if any, in accordance with Rule 14(1)(a)(iii) of the Haryana Real Estate (Regulation and Development) Rules, 2017 in the format provided under Annexure- C of the Rules, 2017 need to be submitted. Status: Submitted the litigation details. 4. You have submitted the revised building plans, hence the status of earlier building plans alongwith the development works needs to be submitted. Status: Submitted. The promoter stated that no development was carried out in the project as per old building plans. 5. Comparison sheet regarding the revision in the building plans in the tabular form and duly marked on the plans needs to be submitted. Status: Submitted. 6. Affidavit regarding no sale in the project for which the registration is applied needs to be submitted. Status: Submitted. 7. Forest NOC needs to be submitted. Status: Submitted. No. GUR-Q8C-EK92 dated 06.10.2021. 8. Fire Scheme approval needs to be submitted.
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		<p>Status: Submitted. No. FS/2026/443 dated 10.03.2026.</p> <p>9. Information to the revenue department regarding the entry of license in the revenue record needs to be submitted. Status: Submitted.</p> <p>10. Latest land title search report after incorporation the details of whole area alongwith the bar enrolment number of the Advocate needs to be submitted. Status: Submitted.</p> <p>11. Draft Application form needs to be submitted. Status: Submitted.</p> <p>12. Draft Allotment letter needs to be submitted. Status: Submitted but needs to be revised.</p> <p>13. Draft Builder buyer agreement needs to be submitted. Status: Submitted but needs to be revised.</p> <p>14. Draft Conveyance needs to be submitted. Status: Submitted but needs to be revised.</p> <p>15. Pert Chart needs to be submitted. Status: Submitted.</p> <p>16. Draft Brochure needs to be submitted. Status: Not Submitted.</p> <p>17. Land cost needs to be clarified according to area apply for registration and sales deed needs to be provided. Status: Submitted.</p> <p>18. Background of the promoter along with experience needs to be submitted. Status: Submitted.</p> <p>19. REP II needs to be revised. Status: Submitted.</p> <p>20. CA certificate for net worth of promoter needs to be submitted. Status: Submitted but latest needs to be submitted.</p> <p>21. Latest details of promoter from the MCA site needs to be submitted. Status: Submitted.</p> <p>22. Quarterly statement of expenditure for construction needs to be submitted. Status: Submitted.</p> <p>23. Copy of paid challan of EDC and IDC needs to be submitted. Status: Submitted.</p>
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31.	Remarks	<ol style="list-style-type: none">1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.2. Online DPI needs to be corrected.3. Draft Allotment letter needs to be revised.4. Draft Builder buyer agreement needs to be revised.5. Draft Conveyance needs to be revised.6. Draft Brochure needs to be submitted.7. CA certificate for net worth of promoter needs to be submitted. Status: Submitted but latest needs to be submitted.
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Recommendations:

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 have been submitted and found to be in order except correction in A to H, corrections in online DPI and the documents mentioned above at S.No 31.

It is recommended that the Authority may consider the grant of registration certificate subject to the submission of above.


(Asha)

Chartered Accountant


(Ashish Kush)

Planning Executive

Day and Date of hearing	Monday and 30.03.2026
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 30.03.2026

Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Rahul Sharma is present on behalf of the promoter.

The Authorized Representative of the promoter submitted that License No. 61 of 2021 dated 28.08.2021 valid up to 27.08.2026, was issued by DTCP in favour of M/s Impartial Builders Pvt. Ltd. and others in collaboration with M/s Countrywide Promoters Pvt. Ltd. for the development of an affordable residential plotted colony under DDJAY over an area admeasuring 15.5625 acres. The project in relation with the said license was registered with the Authority in the name of "Green Oaks," approved vide Registration No. 71 of 2021 dated 27.10.2021, which is valid up to 27.08.2026.

Further, the promoter has obtained the Completion Certificate for the said affordable residential plotted colony vide Memo No. LC-4251-4252-V/JE(RK)/2025/11655 dated 31.03.2025.



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Now, the promoter has applied for registration under Section 4 of the Act, 2016 for a distinct commercial component having an area admeasuring 0.328 acres. The Authorized Representative further stated that the remaining documents shall be submitted to the Authority within a period of 7 days.

The AR of the promoter submits that there is no litigation on the land applied for registration under Section 4 of the Act, 2016. Accordingly, an affidavit to this effect from the Managing Director shall be submitted in the Authority within a period of 3 days.

Approved as proposed subject to rectification of deficiencies mentioned above at S. No 31.

The registration certificate shall be issued after submission of remaining deficiencies mentioned at S. No 31 including correction in A-H form and Online DPI.

(Arun Kumar)
Chairman, HARERA

