

Hearing brief for project registration u/s 4

S.No.	Particulars	Details
1.	Name of the project	BPTP Green Oaks Boulevard II
2.	Name of the promoter	M/s BPTP Ltd.
3.	Nature of the project	Commercial (Distinct Commercial Component of DDJAY)
4.	Brief of the promoter	M/s BPTP Limited is a public unlisted real estate development company incorporated on 11 August 2003 and registered with the Registrar of Companies, Delhi. The company is engaged in construction, real estate development, and infrastructure projects mainly in NCR including Faridabad, Gurugram, and Noida. The company has authorized share capital of about ₹1,000 crore and a paid-up capital of around ₹256.76 crore. The key directors of the company include Kabul Chawla, Sudhanshu Tripathi, Manik Malik, Anupam Bansal, Chitra Menon, Subhash Chander Setia, and Shivani Arora who oversee management and development operations. The registered office of the company is located at Sector-76, BPTP Parklands, Faridabad, Haryana, and the company is known for developing large residential and commercial projects across NCR.
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: 31.10.2032 CC: 31.12.2032
11.	Online application ID	RERA-GRG-PROJ-2137-2025
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 12.15 crs
19.	Project Expenditure So far	Rs 2.85 crs

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20.	Estimates expenditure for completion so far		Rs 9.3 crs	
21.	No. of Tower		1 tower (G+2)	
22.	Total Units		23 shops	
23.	Construction Cost per sqft		Rs 3677.60 sq ft	
24.	License no.		61 of 2021 dated 28.08.2021	valid upto 27.08.2026
25.	Total licensed area		15.5625 acres	Area to be registered 0.247 acres
26.	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. DGTCP - 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/2026/444 dated 10.03.2026	
	vii)	Service plan and estimate approval	LC-4251+4252-V-JE(RK)/2024/33731 dated 07.11.2024	
27.	Fee details			
	Registration fee		1500.735 sqm * 1.5 * 20 = Rs 45,022/-	
	Processing fee		1500.735 sqm * 10 = Rs 15,007/-	
	Late fee		N/A	
	Total		Rs 60,029/-	
28.	DD/RTGS amount		Rs 45,023/- Rs 15,073/-	
	DD/RTGS no. and date		266265 dated 22.01.2026 266264 dated 22.01.2026	
	Name of the bank issuing		IndusInd Bank	
	Total amount		Rs 60,096/-	
	Deficient amount		NIL	
29.	File Status		Date	
	File received on		28.01.2026	
	First notice Sent on		20.02.2026	
	First hearing on		23.02.2026 (adjourned)	
	Second hearing on		16.03.2026	
	Third hearing on		30.03.2026	
30.	Case History:- 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 II" located at Sector-70A, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 106493 dated 28.01.2026 and RPIN-1026. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-2137-			

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2025. The project area for registration is 0.247 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 landowning 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 0.247 acres.

The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/1026 dated 20.02.2026 was issued to the promoter with an opportunity of being heard on 23.02.2026.

Proceedings dated: 30.03.2026.

Ms. Nikita Mittal, Planning Executive and Sh. Ashish Dubey, 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 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, the Authority decided that 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. Further, the AR of the promoter is directed to submit the remaining deficiencies mentioned above at S. No. 25. The matter to come up on 30.03.2026.

On 27.03.2026, the promoter has submitted the public notice in three newspapers, two English, "The Tribune" & "Hindustan Times" and one Hindi, "Dainik Bhaskar" dated 20.03.2026. Objections to be filed till 29.03.2026. No objections received till 29.03.2026.

The status of documents is mentioned below:

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31. Present compliance status as on 30.03.2026 of the deficiencies conveyed dated 16.03.2026.	- 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. - Online DPI needs to be corrected. Status: Submitted but needs to be revised. - 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. Further, an affidavit that no litigation on project land needs to be submitted. - You have submitted the revised building plans, hence the status of earlier building plans along with the status of development works and site photographs needs to be submitted. Status: The promoter has submitted that no development was carried out as per the old, sanctioned Building Plans. Further, it is hereby submitted that the number of units in the Project have been reduced in the revised building plans and the location of the lift has also been changed. The old Building Plans and revised building plans are duly marked for the change of the location of the lift. - As per revised building plans, details of sold and unsold inventory of earlier building plans needs to be submitted. Status: The promoter has submitted an undertaking regarding no sale in the project has ever been made by the company on erstwhile building plans. - 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 - In view of the revised building plan, the promoter is required to submit the 2/3rd consents of the existing allottees, if any. Status: The promoter has submitted that as per DTCP policy dated 24.04.2023, no third-party rights have been created in the building plans then revision in building plan shall not be construed as revision of Building Plans. As no third-party rights have been created against the existing approved layout/ building plan. Hence, consent of 2/3rd allottees herein not applicable.
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	8. Affidavit from a Managing Director regarding status of sale in the project with respect to earlier approved building plans needs to be submitted. Status: Submitted the affidavit from Director regarding the same. 9. Consideration sharing as per Collaboration agreement needs to be clarified and needs to be submitted. Status: The promoter has submitted that all the land owing companies i.e. Impartial Builders Private Limited, Ashirbad Buildwell Private Limited, Digital SEZ Builders Private Limited, Grow High Realtors Limited, Garland Infrastructure Private Limited, Passionate Builders Private Limited Bright Star Builders Private Limited, and Imagine Builders Private Limited along with Countrywide Promoters Private Limited have been amalgamated with BPTP Limited vide NCLT order dated 20.09.2024. 10. In Collaboration agreement, clause regarding irrevocability along with GPA needs to be submitted. Status: The promoter has submitted that all the land owing companies i.e. Impartial Builders Private Limited, Ashirbad Buildwell Private Limited, Digital SEZ Builders Private Limited, Grow High Realtors Limited, Garland Infrastructure Private Limited, Passionate Builders Private Limited Bright Star Builders Private Limited, and Imagine Builders Private Limited along with Countrywide Promoters Private Limited have been amalgamated with BPTP Limited vide NCLT order dated 20.09.2024 and all the rights are now vests with BPTP Limited only. 11. Forest NOC needs to be submitted. Status: Submitted 12. HUDA Construction water NOC needs to be submitted. Status: Submitted 13. Affidavit/ Undertaking with regard to non-applicability of power line shifting needs to be submitted. Status: Submitted an affidavit regarding the same. 14. Fire Scheme approval needs to be submitted. Status: Submitted 15. Information to the revenue department regarding the entry of license in the revenue record needs to be submitted. Status: Submitted 16. Road access permission needs to be submitted. Status: The promoter has submitted that the access of the aforesaid Project is through 24 mtrs
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		road which is connected to the 60 mtrs sector road. Further, the said 24 mtrs road is passing through the adjacent township ("Astaire Garden") which is also owned by BPTP Limited. Conclusively, the 24 mtrs road is a part of the licensed land owned by BPTP Limited itself. Hence, in the given scenario the approach of the Project is well connected. 17. 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 18. Draft allottee document i.e. application form, allotment letter, builder buyer agreement, conveyance deed and payment receipt need to be submitted. Status: Submitted but application form, allotment letter 19. Superimposed demarcation plan needs to be submitted. Status: Not Submitted 20. Mining permission needs to be submitted. Status: Submitted 21. Pert Chart needs to be submitted. Status: Submitted 22. Draft Brochure and advertisement need to be submitted. Status: Submitted 23. Cost of the land amounts to Rs 72.27 lakhs needs to be clarified according to the area applied for the registration is 0.247 acres. Additionally, an Affidavit outlining the compliance of 4(2)(I)(D) with landowners needs to be submitted. Status: Submitted but needs to be clarified. 24. Details of financial resources from equity amounts to Rs 285.9 lakhs mentioned in DPI needs to be submitted. Status: Not Submitted. 25. Original non-encumbrance certificate not below the rank of tehsildar certified on 17.11.2025 needs to be submitted. Charge form (CHG) uploaded on website of MCA needs to be submitted. Status: Submitted. 26. Following Original CA Certificate needs to be submitted: CA Certificate of net worth of promoter on latest date. CA Certificate of REP-1 (A-H) dated 20.01.2026, CA Certificate of non-default in payment of debt & statutory liabilities dated 20.01.2026, CA Certificate of expenditure incurred and to be incurred dated 20.01.2026.
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		Status: Submitted but CA Certificate of net worth of promoter on latest date needs to be submitted as previously submitted net worth of 31.03.2025. 27. Board resolution duly acknowledged for operation of bank account as per RERA Regulation 2016 needs to be submitted. Status: Submitted. 28. Schedule and Challan of EDC and IDC paid for the project needs to be submitted. Status: Submitted. 29. Background and experience of work of the promoter needs to be submitted. Status: Submitted.
32.	Remarks	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 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. Further, an affidavit that no litigation on project land needs to be submitted. 4. Affidavit from a Managing Director regarding status of sale in the project with respect to earlier approved building plans needs to be submitted. Status: Submitted the affidavit from Director regarding the same. 5. Draft allottee document i.e. application form, allotment letter, builder buyer agreement, and payment receipt need to be revised. 6. Superimposed demarcation plan needs to be submitted. 7. Cost of the land amounts to Rs 72.27 lakhs needs to be clarified according to the area applied for the registration is 0.247 acres. Additionally, an Affidavit outlining the compliance of 4(2)(I)(D) with landowners needs to be submitted. 8. Details of financial resources from equity amounts to Rs 285.9 lakhs mentioned in DPI needs to be submitted. 9. CA Certificate of net worth of promoter on latest date needs to be submitted as previously submitted net worth of 31.03.2025.
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		

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requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 are found to be in order except correction in A to H, corrections in online DPI and documents mentioned at S. No. 32. It is recommended that the Authority may consider the grant of registration certificate subject to the submission of above.

Ashish Dubey

**(Ashish Dubey)
Chartered Accountant**

Nikita Mittal

**(Nikita Mittal)
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.

Ms. Nikita Mittal, Planning Executive and Sh. Ashish Dubey, 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 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.

Now, the promoter has applied for registration under Section 4 of the Act, 2016 for a distinct commercial component having an area admeasuring 0.247 acres. The Authorized Representative further stated that the remaining documents shall be submitted to the Authority within a period of one week along with an affidavit from a Managing Director regarding the non-creation of third-party rights of any kind on the earlier approved building plans and revised building plans.

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 32.

The registration certificate shall be issued after submission of remaining deficiencies mentioned at S. No 32 including correction in A-H form and Online DPI.

Arun Kumar

**(Arun Kumar)
Chairman, HARERA**