

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



19.	Project Expenditure So far	Rs 3.80/- crores		
20.	Estimates expenditure for completion so far	Rs 12.68/- 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
29.	Case History:-	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Now, the promoter has applied for registration of Distinct commercial component having an area admeasuring 0.328 acres.</p> <p>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.</p> <p>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.</p> <p>On 23.02.2026, the matter is adjourned and fixed for 16.03.2026.</p> <p>The copy of public notice published in three newspapers has not been submitted by the promoter till now.</p> <p>The promoter has submitted a reply on 12.03.2026 which was scrutinized and the status of documents is mentioned below.</p>



<p>30. Present compliance status as on 16.03.2026 of the deficiencies conveyed vide notice dated 18.02.2026.</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: Not Submitted.2. Online DPI needs to be corrected. Status: Not Submitted.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. Status: Submitted. No. FS/2026/443 dated 10.03.2026.9. Information to the revenue department regarding the entry of license in the revenue record needs to be submitted. Status: Submitted.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.11. Draft Application form needs to be submitted. Status: Not Submitted.
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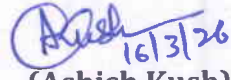
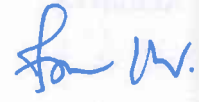


		<p>12. Draft Allotment letter needs to be submitted. Status: Not Submitted.</p> <p>13. Draft Builder buyer agreement needs to be submitted. Status: Not Submitted.</p> <p>14. Draft Conveyance needs to be submitted. Status: Not Submitted.</p> <p>15. Pert Chart needs to be submitted. Status: Submitted.</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>
31.	Remarks	<p>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.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. Draft Application form needs to be submitted.</p> <p>4. Draft Allotment letter needs to be submitted.</p> <p>5. Draft Builder buyer agreement needs to be submitted.</p> <p>6. Draft Conveyance needs to be submitted.</p> <p>7. Draft Brochure needs to be submitted.</p> <p>8. CA certificate for net worth of promoter needs to be submitted.</p>



HARERA
GURUGRAM

BPTP Green Oaks Boulevard
RERA-GRG-PROJ-2136-2025

	Status: Submitted but latest needs to be submitted.
 (Asha) Chartered Accountant	 (Ashish Kush) Planning Executive
Day and Date of hearing	Monday and 16.03.2026
Proceeding recorded by	Ram Niwas
PROCEEDINGS OF THE DAY	
<p>Proceedings dated: 16.03.2026</p> <p>Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.</p> <p>Sh. Rahul Sharma (AR) is present on behalf of the promoter</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>The matter to come up on 30.03.2026.</p>	
 (Arun Kumar) Chairman, HARERA	