



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 01.07.2026.

Item No. 324.03

(vi) **Promoter:** Logical Builders Private Limited.
Project Name: "BPTP WA VANA" - a Residential Plotted Colony to be developed over land measuring 14.95 acres (part of license no. 39 of 2011 dated 28.04.2011 renewed upto 27.04.2027) situated in the revenue estate of Village Badouli & Mirtzapur, Sector-80, Faridabad.

Temp Id: RERA-PKL-1963-2026.

Present: Adv. Hemant Saini and Sh. Rahul Sharma for the Promoter.

1. This application is for registration of real estate project - "BPTP WA VANA", on land measuring 14.95 acres (part of license no. 39 of 2011 dated 28.04.2011 renewed upto 27.04.2027) which has been granted in favour of individual landowners C/o Countrywide Promoters Private Limited over an area measuring 32.944 acres situated in Sector-80, Faridabad. Subsequently, on 11.06.2026 DTCP, Haryana has granted in principle approval for change of beneficial interest for part licensed land measuring 14.95 acres to Logical Builders Private Limited. As part of a larger colony measuring 343.919 acres, 14.95 acres has been approved as Phase-IV by the DTCP which includes 180 plots.

2. The present application was examined, and the following deficiencies were conveyed to the Promoter vide letter dated 26.06.2026:

- i. Clause-I of REP-II is not as per prescribed format. It mentions that the legal title to the land belongs to the Logical Builder Private Limited. However, DTCP on 11.06.2026, has granted in principle approval for grant of change of beneficial interest in Logical Builder Private Limited. The Project land still belongs to BPTP Limited.
- ii. Cash Inflow and Outflow quarter-wise schedule has not been submitted.



- iii. Net worth Certificate of Directors of the Company along with Valuation Report of Immovable property of the Directors duly certified by registered Valuer has not been submitted.
 - iv. Approved Phasing Plan along with approval letter has not been submitted.
 - v. Registration status of each phase be informed.
 - vi. Promoter should inform the status of remaining licensed area measuring 17.994 acres.
 - vii. Payment Plan has not been submitted. The Promoter should also mention the quantum of all the charges to be paid by the allottees till the grant of possession in the payment plan.
 - viii. The Promoter should submit profile of Architectural Firm and Chartered Engineer engaged in the execution of this project. Agreements with Architect and Engineer for technical support has not been submitted till the completion of the project.
 - ix. List of freezed plots till the issuance of access permission from HSVP.
 - x. List of freezed plots falling under 220 KV HT Line be submitted.
3. The Promoter vide reply dated 26.06.2026 and 01.07.2026 has complied with all the above-mentioned observations. 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 plots 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. Following plots are freezed till access permission is granted by HSVP and till the shifting of 220 KV HT Line after which permission be sought from DTCP and RERA, Panchkula:

S.no	Plot no.	Area in Sqm	No of Plots	Reason for Freezing
1	Z-204 to Z-206	245.77	4	HT Line
2	Z-207 to Z-210	245.77	4	HT Line
3	Z-215 to Z-218	245.97	4	HT Line
4	Z-219	232.71	1	HT Line
5	Z-230 to Z-233	249.78	4	HT Line
6	Z-237 to Z-239	246.27	3	HT Line
7	Z-252 to Z-255	241.30	4	HT Line
8	Z-261 to Z-262	250.00	2	HT Line
9	Z-263 to Z-264	249.92	2	HT Line
10	Z-271 to Z-272	249.92	2	HT Line
11	Z-273 to Z-274	246.67	2	HT Line
12	Z-281 to Z-286	246.67	6	HSVP Access required
13	Z-287 to Z-288	246.67	2	HT Line and HSVP Access required
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5. The office is directed to update online payment plan as submitted vide reply dated 26.06.2026.

6. File be consigned to record room after issuance of registration certificate. **Disposed of.**



True copy

Secretary (Acting),
HREERA, Panchkula

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

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