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 24.06.2026.

Item No. 323.35

Continuation of registration under Section-7(3) of RERD Act, 2016.

Promoter: **Countrywide Promoters Pvt. Ltd.**

Project: **"District Walk A" - A commercial pocket measuring 2005.66 sq.mtrs (forming part of an Affordable Plotted Colony measuring 12.869 acres) situated in Sector-81, Faridabad, Haryana.**

Reg. No.: **HRERA-PKL-FBD-237-2021 dated 07.04.2021 valid upto 29.07.2024. First Extension u/S-6 along with Covid Period of 2 Months and 24 days valid upto 21.10.2025.**

Temp ID: **RERA-PKL-862-2020.**

1. Vide letter dated 10.02.2026, the promoter had applied for continuation of registration of captioned project under Section- 7(3) of the RERA Act, 2016 for one year, i.e., upto 21.10.2026. It is also informed that Hon'ble National Company Law Tribunal (NCLT) had approved the Composite Scheme of Arrangement for Amalgmation of Countrywide Promoters Pvt Ltd and other Transferor companies with BPTP Limited bearing no. CP (CAA) No. 26/CHD/HRY/2023 along with NCLT order NCLT Reg.JF0/2024/868 dt 26-09-2024. Currently, the company is wholly owned subsidiary of BPTP Ltd. Following has been submitted by the Promoter:

   i. Form REP V along with Demand Draft bearing no. 266217 amounting to ₹1,80,509/-
   ii. Percentage of Development Works executed as per Architect's is 62%, Engineer's and C.A. Certificate is 62%.
   iii. Auditor fee (₹41,300/-) and Public Notice Fee (₹10,000/-) has been paid by the Promoter.
   iv. QPRs uploaded upto 31.12.2025.(As on date uploaded upto 31.03.2026)
   v. Photographs of the project.
   vi. Renewal of Licence No. 84 of 2019 dated 30.07.2019 renewed upto 29.07.2026.

vii. Explanatory Note: The construction was halted on numerous occasions in compliance with the directions of Commission for Air Quality Management. The construction of the project had to be stopped due to unavoidable circumstances beyond the control of the Promoter.

2. Calculation of Fee:

Registration fee = 2446.32 (FAR in Sqm) x 30 = ₹ 73,390/-
Extension fee for one year = 50% of registration fee = ₹ 36,700/-
Late fee as per resolution dated 07.08.2024= Registration fee= ₹ 73,390/-
Penalty as per resolution dated 07.08.2024= 10% of 36,700 x 5 = ₹ 18,347/-
Promoter has deposited an amount of ₹1,80,509/- Therefore, extension fee, late fee and penalty is in order.

3. M/s Sanjay Arora & Associates has been appointed to conduct audit of the project vide letter dated 18.03.2026 and Public Notice obtaining objections from public in general and allottees of the project was issued in the newspapers namely, "Dainik Jagran" and "Indian Express" on 19.03.2026. No objections have been received against the public notice till date.

4. Audit Report of the Project has been received in the Authority on 22.05.2026 along with photographs of the project. The Auditor has submitted the following:

a. Separate bank accounts were opened in IndusInd Bank Ltd. From the date of RERA Registration, the funds were received in the IndusInd Bank. The receipts from allottees were credited to the separate RERA bank accounts maintained with IndusInd Bank in compliance with the provisions of RERA with effect from 07-04-2021 onwards.
b. Seventy percent (70%) of the amounts collected from allottees were deposited into the designated RERA account maintained with IndusInd Bank, Barakhamba Road Branch (Account No. 250121002002). Subsequently, these funds were transferred to the current account of the Company (Account No. 201006256761) (Upon filing of QPR and obtaining the requisite certificates from engineer, Architect and CA, funds from 70% RERA account are transferred to the current account (account No. 6761). From this current account, the funds were further transferred to Company's Other Current Account namely ICICI (AC0210) & IndusInd Bank (Ac1356 & 4047). Project-related expenditures are incurred through these current accounts maintained with IndusInd Bank and ICICI Bank along with expenditure for other Project are also incurred from these Current Accounts. The said current accounts are not exclusively maintained for this project. Multiple Project Expenditure are done from these Current Accounts; therefore, it could not be independently verified whether the transferred amounts were utilized solely for the construction and development of this project. As per the analysis, from the date of RERA registration up to March 2026, an amount of ₹ 1535.97 lakhs has been incurred towards project.
c. Amount withdrawn from IndusInd Bank Accounts, not undertaken in the ratio of 70:30. The Total Expenditure of ₹1087.71 Lakh (ICICI Current Account &IndusInd Current Account) has been spent from Company's current account and has been utilised to pay off the invoices of the project which have been verified, based on the data provided by management, from invoices and copy of ledger

Haryana Real Estate Regulatory Authority Panchkula accounts of creditors and bank statements. All these Current Account are used for Multiple Projects.

d. During the course of the audit, it was observed that the company's current Account are being used for multiple Projects, so it can't be bifurcate that how much of amount used for other project from District Walk A collections. Collections from many other projects also transferred into these Current accounts. The funds have primarily been utilised for payment of project costs and settlement of invoices raised by creditors. All these transactions have been duly verified with the Books of Accounts and supporting documents.

e. The promoter has not duly complied with the audited within six months after the end of requirement of audit within six months after the end every financial year by a chartered of every financial year by a Chartered Accountant in practice, and also duly provided statement of accounts certified and signed by the auditor.

f. It has been verified that the amount collected from the Allottees have been used for the purposes of the construction of the project.

g. The site of the project has been duly visited and the details of the same including the necessary photographs are enclosed.

h. There are shops which have been Surrendered/ Resumed/ Cancelled/ Restored.

3. The present application has been examined, and the following shortcomings have been noticed:

a. An affidavit stating that they have not sold any unit after expiry of RERA Registration not submitted.

b. Resolution Plan to complete the project not submitted.

c. As per Audit report, the promoter has not duly complied with the requirement of audit within six months after the end of every financial year of every financial year by a Chartered Accountant in practice, and also duly provided a statement of accounts certified and signed by the auditor. Promoter should clarify the same. The audit report was sent to the promoter via email on 05.06.2026.

4. Today, learned counsel for the Promoter Sh. Hemant Saini informed that the comments regarding the audit report have been submitted in the Authority on 16.06.2026.The office has informed that inadvertently the said comments could not be placed on record.

In view of the above, the Authority directs the office to examine the comments and place the same before the Authority on the next date of hearing. The Authority also direct the Promoter to comply with the above observations at least one week before the next date of hearing.

8. Adjourned to **29.07.2026.**

Haryana Real Estate Regulatory Authority
Despatche No. 1805
Date 22/7/26
PANCHKULA

True copy

Secretary (Acting),
HRERA, Panchkula

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

CA-Kakul

23/7/26

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