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 14.10.2026.

Item No. 335.11

Continuation of registration under Section -7(3) of the RERD Act, 2016 and Submission of Occupation Certificate of the Project.

Promoter: **BPTP Limited.**

Project: **"Tower-N (The Deck) & EWS"- part of a group housing colony measuring 17.25 acres situated in Sector-82, Faridabad, Haryana.**

Reg. No.: **HRERA-PKL-FBD-183-2019 dated 20.12.2019 valid upto 31.12.2022. Extension u/S-6 in addition to nine months due to Covid-19 valid upto 30.09.2024. Continuation of registration u/S-7(3) granted upto 30.09.2025.**

Temp ID: **RERA-PKI-650-2019.**

1. Vide letter dated 24.02.2026, the promoter applied for continuation of registration under Section-7(3) of the RERA Act,2016 for one year, i.e., upto 30.09.2026 on prescribed proforma REP-V. The Promoter has submitted the following:

   i. Occupation Certificate of the project dated 22.01.2026 granted by DTCP.
   ii. QPRs have been uploaded upto 31.12.2025.
   iii. License No. 522-524 of 2006 and License No.266 of 2007 have been renewed upto 27.02.2026 and 02.12.2029 respectively.
   iv. Percentage of Development works at the time of last extension was 62.16%.
   v. Percentage of Development works now as per Architect and Engineer Certificate is 98%.
   vi. Percentage of Development works as per C.A. Certificate is 80%.
   vii. Paid fee of ₹ 1,84,733/-.
   viii. Photographs of the project.

2. Extension fee for one year is ₹ 92,382/-. As per resolution dated 07.08.2024, late fee and penalty is applicable. Late fee amount to ₹ 1,84,765/- and penalty amounting to ₹ 92,380/-. Since, promoter has paid an amount of ₹ 1,84,733/- which has been adjusted,

therefore, extension fee is in order. Promoter has to deposit late fee which is deficit by ₹ 92,414/- alongwith penalty of ₹ 92,380/-.

3. Vide letter dated 03.02.2025, M/s Pro-tech Consortium submitted site visit report of the project along with photographs. Also, vide letter dated 31.01.2025, Audit Report has been received from M/s NAV & Co. along with photographs of the Project. Site Visit Report and Auditor Report was placed on before the Authority on 26.03.2025. No major discrepancies were observed in the audit and site visit reports. Hence, the Authority decided to grant first extension under Section-6 of RERA Act, 2016 in addition to nine months as a force majeure due to Covid-19, i.e., upto 30.09.2024 and also decided to grant continuation of registration under Section-7 (3) of RERA Act, 2016 upto 30.09.2025 for the second year. The Promoter is seeking exemption for conducting audit and public notice as Occupation Certificate of the project has already been granted. Audit has already been conducted at the time of granting last extension upto 30.09.2025.

4. After examination of the application on, 25.03.2026, the Authority directed the promoter to submit the following:

i. C.A., Architect and Engineer certificate in original.
ii. As per resolution dated 07.08.2024, promoter should submit late fee which is deficit by ₹ 92,414/- and penalty of ₹ 92,380/-.
iii. License No. 522-524 of 2006 is not valid as on date. Promoter should inform whether the land of the present project falls under License No. 522-524 of 2006.

5. On 24.06.2026, learned counsel for the Promoter informed that reply has been submitted in the registry on 29.05.2026. The office has informed that inadvertently the said reply could not be placed on record. The Authority directs the office to examine the reply and place the same before the Authority on the next date of hearing.

6. Vide reply dated 29.05.2026, the Promoter has submitted the following:

i. C.A., Architect and Engineer certificate in original.
ii. Deficit fee ₹ 92,414/- and penalty of ₹ 92,380/-.
iii. Tower N falls within License No. 266 of 2007 which is valid upto 02.12.2029. Tower EWS falls within License 522-524 of 2006 for which renewal application has been submitted on 27.05.2026. Allotment of EWS is undertaken strictly in accordance with prescribed procedure and applicable laws/policies. Since, Occupation Certificate for the project has already been granted and Promoter has discharged its obligations towards development of the project along with the allotment of EWS portion. Where direct booking, sales and allotment is involved by the Promoter i.e., Tower N, the license is valid upto 02.12.2029.

Haryana Real Estate Regulatory Authority Panchkula

7. On 15.07.2026, the Authority observed that the Promoter has complied with the observations of the Authority. The extension application for one year, i.e., upto 30.09.2026 is in order. The Occupation Certificate of the project dated 22.01.2026 has been granted by DTCP. However, project pertains to License No. 266 of 2007 which is renewed upto 02.12.2029 and License 522-524 of 2006 for which renewal application has been submitted on 27.05.2026, belongs to EWS Tower. Since, License No. 522-524 of 2006 is not valid as on date and the promoter has applied for renewal of license on 27.05.2026, therefore, taking this into consideration, the Authority directed the Promoter to submit a copy of the valid license before the next date of hearing.

8. On 26.08.2026, acceding to the request of learned counsel Adv. Hemant Saini, the Authority decided to adjourn the matter to 14.10.2026.

9. Today, learned counsel for the promoter requested for an adjournment to get the License 522-524 of 2006 renewed from the DTCP, Haryana. Acceding the request of the learned counsel, the Authority decides to adjourn the matter to a long date and directs the office to examine reply dated 13.10.2026 and put it up on the next date of hearing.

10. Adjourned to **27.01.2027.**

Haryana Real Estate Regulatory Authority
Despatch No 3012
Date 4/11/26
PANCHKULA

True copy

Secretary (Acting),
HRERA, Panchkula

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

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