



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 30.09.2026.

Item No. 333.15

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

Promoter: BPTP Limited.

Project: "Discovery Park" – a Group Housing Colony over an area measuring 10.74 acres (Towers No. A, B, F, G, H, J, K, L, M and EWS) situated in Sector-80, Faridabad.

Reg. No.: 297 of 2017 dated 16.10.2017 valid upto 12.10.2020. First Extension granted upto 12.10.2021.

Temp ID: RERA-PKI-591-2019.

1. Vide letter dated 09.03.2026, the promoter has applied for continuation of registration under Section-7(3) of the RERA Act, 2016 for two years – from 12.07.2024 to 12.07.2026 on prescribed proforma REP-V.
2. The Promoter has not deposited auditor fee and public notice fee. (Occupation Certificates of the project has been obtained on 26.04.2024, 30.01.2024 and 31.10.2018). Also, audit of the project has been conducted by M/s KKMK and Associates and the report has been submitted on 19.10.2023, which was placed before the Authority on 30.10.2023.
3. The Promoter has submitted the following:
 - i. Occupation Certificate of Tower A and Tower B dated 26.04.2024 granted by DTCP.
 - ii. Occupation Certificate of Tower L, Tower M, Community Facility and EWS dated 30.01.2024 granted by DTCP.
 - iii. Occupation Certificate of Tower F, Tower G, Tower H, Tower J, Tower K and EWS Community Facility and EWS dated 31.10.2018 granted by DTCP.
 - iv. QPRs have been uploaded upto 31.12.2025.
 - v. License No. 44 of 2008 dated 07.03.2008 have been renewed upto 06.03.2030.



(1/6)

- vi. Percentage of Development works at the time of last extension is 95 %.
- vii. Percentage of Development works as per Architect, C.A. and Engineer Certificate is 100%.
- viii. Paid fee of ₹ 7.60,610/-.

4. On 25.03.2026, after examination of the application, the Authority directed the Promoter to comply with the following deficiencies:

- i. C.A., Architect and Engineer certificates are not submitted in original.
 - ii. Photographs of the project be submitted.
 - iii. Authority in favour of person who has signed the application be submitted.
 - iv. Registration No. of the project is 297 of 2017 dated 16.10.2017 which was valid upto 12.10.2020 and First Extension has been granted upto 12.10.2021. Extension under Section-7(3) of RERD Act, 2016 (including 9 months COVID Period) granted upto 12.07.2023. Whereas Promoter has applied for extension from 12.07.2024 to 12.07.2026. Promoter should explain the same. Extension Fee, Late fee and Penalty as per resolution dated 07.08.2024 and 29.01.2025 can be calculated after that.
 - v. An affidavit be submitted that no units/apartments have been sold from 12.07.2023 till date.
 - vi. Promoter should inform whether there is change in building plans of the project or not. If yes, 2/3rd consent of allottees be submitted.
 - vii. Promoter should submit approved Service Plans and Estimates of the Project.
5. The Promoter was directed to submit a reply atleast one week before the next date of hearing failing which the application shall be rejected.

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

7. Vide reply dated 29.05.2026, the promoter has submitted the following:

- i. CA, Engineer, Architect certificate in Original.
- ii. Photographs of the Project.
- iii. Authority in favour of person who has signed the application be submitted.
- iv. Approved Service Plans and Estimates of the Project.
- v. The phasing of the Group Housing Colony admeasuring 16.331 acres pertaining to License No. 44 of 2008 was duly approved by the DTCP, Haryana, wherein "Discovery Park", comprising Towers A, B, F, G, H, J, K, L and M, has been earmarked as a completed phase, and the EWS component has been treated as an independent phase by the Department in terms of its Phasing Policy dated 24.04.2023. A copy of the approved phasing plan along with the approval letter is annexed herewith for kind perusal. Further, the revised building plans were approved by the Department vide approval dated 05.03.2026, wherein it is evident that no changes or revisions whatsoever have been carried out in respect of "Discovery Park". A copy of the revised site plan is annexed herewith for kind perusal. Since, no changes, modifications, or amendments have been made in the "Discovery Park" phase, the requirement of obtaining consent from the allottees



2/6

of the said phase does not arise. **Therefore, there is no violation of the Section 14 (2) (ii) of the RERA Act, 2016 and hence 2/3 consent is not required, the phasing policy is attached herewith for kind perusal.**

vi. Extension for the period from 12.07.2022 to 12.07.2023 was duly approved/considered by the Hon'ble RERA Authority under Section 6 of the Real Estate (Regulation and Development) Act, 2016. Vide order dated 30.10.2023, the Hon'ble Authority approved the second extension for the period from 12.07.2022 to 12.07.2023. In the said order dated 30.10.2023 (last paragraph), however, there appears to be a clerical/typographical error insofar as the date "12.07.2022" has been mentioned instead of "12.07.2023". Nevertheless, a holistic reading of the facts, circumstances, and chronology of events unequivocally demonstrates that the extension granted by the Hon'ble Authority pertained to the period from 12.07.2022 to 12.07.2023. That by the time the said order dated 30.10.2023 came to be passed, the preceding extension period i.e., 12.07.2022 to 12.07.2023 had already expired. In these circumstances, the Promoter submitted a letter dated 02.11.2023 requesting the Hon'ble Authority to allow the project registration to remain in force till 31.03.2024. Accordingly, the Hon'ble RERA Authority considered our request on hearing dated 21.11.2023 for the further period i.e. third extension and allowed the project registration to remain in force till 31.03.2024, subject to deposit of the requisite extension fee. Accordingly, the Promoter duly complied with the said direction and deposited the requisite extension fee on 14.12.2023. On hearing dated 24.01.2024, the matter under Section 7(3) of the RERA Act, 2016, it was specifically recorded that the extension fee amounting to ₹ 6,65,531/- submitted on 14.12.2023 was found to be in order, and the Promoter was directed to submit the Engineer's and Architect's Certificates. The Authority on 20.03.2024 recorded in its proceedings that the requisite extension fee up to 12.07.2024 had already been deposited by the Promoter. The matter was thereafter adjourned to 08.05.2024 with directions to intimate the status of Towers C, D and E. It is worth mentioning that throughout the aforesaid proceedings, the Hon'ble RERA Authority was merely issuing directions regarding compliances for the purpose of considering continuation/extension of the project registration till 12.07.2024.

Subsequently, after all the compliances were done by the Promoter, vide proceedings dated 08.05.2024, the Hon'ble RERA Authority granted extension of registration under Section 7(3) of the RERA Act, 2016 for a period of one year, i.e., from 12.07.2023 to 12.07.2024, since the previous extension for the period from 12.07.2022 to 12.07.2023 had already been approved vide order dated 30.10.2023 under section 6 of the RERA Act, 2016. Further, as directed by RERA authority on 08.05.2024, the status of Tower C, D and E was submitted on the same day.

8. Promoter had requested to adjust the fee already paid in excess while getting RERA extension of "Skynest Towers"- Promoter in it's reply additionally submitted that while obtaining the RERA registration of "Sky Nest Towers", the Hon'ble Authority, vide deficiency notice dated 12.03.2026, at Point No. XIII, directed the Promoter to deposit the fee



3/6

for "Discovery Park" as per the increased FAR of 2.38. Accordingly, a sum of ₹ 11,72,441/- was deposited by the Promoter. However, as per the revised calculation based on FAR 2.38, the RERA registration fee for "Discovery Park" is as follows:

- Revised calculation of RERA Registration Fee for Discovery Park:
71064.421 sq. mtrs. (FAR) × ₹ 24 = ₹ 17,05,547/-
- RERA Registration Fee actually paid till date:
 - i. ₹ 7, 60,317/- (at the time of registration).
 - ii. ₹ 5, 69,831/- (as per order dated 08.08.2022).
 - iii. ₹ 11, 72,441/- (as per deficiency notice dated 12.03.2026).Total = ₹ 25, 02,589/-
- Excess fee paid: ₹ 25,02,589/- - ₹ 17,05,547/- = ₹ 7,97,042/-
- Further, for the RERA registration of "SkyNest Towers", the Promoter has paid a total fee of: ₹ 17,93,240/- + ₹ 5,00,000/- = ₹ 22,93,240/-

However, as per the registered FAR of 75030.981, as also reflected in REP-1, the RERA registration fee payable is calculated as under:

- RERA Registration Fee for SkyNest Towers:
75030.981 sq. mtrs. (FAR) × ₹ 24 = ₹ 18,00,744/-
- Excess fee paid:
₹ 22,93,240/- - ₹ 18,00,744/- = ₹ 4,92,496/- (B)
- Accordingly, the Promoter has paid an aggregate excess fee of ₹ 12,89,538/- (₹ 7,97,042/- + ₹ 4,92,496/-).

9. Promoter has prayed that the aforesaid excess amount may be adjusted towards the RERA extension fee of "Discovery Park", and any further excess or deficit amount, if found payable, may thereafter be adjusted or demanded accordingly. The promoter also requested to upload the OC of the project in best interest of all concerned.

10. Upon perusal of records the Authority observed that registration of project was valid upto 12.10.2020, first extension granted (for one year) upto 12.10.2021, extension (for nine months) due to COVID- 19 upto 12.07.2022. On 12.07.2022 promoter applied for second extension for one year upto 12.07.2023. During the pendency of extension application, on 21.11.2023, Authority directed the promoter to deposit extension fee upto the period 31.03.2024 (As the promoter requested to grant extension till 31.03.2024). On 20.03.2024 Authority had observed that the Promoter has paid extension fee for two years and has sought extension upto 12.07.2024 (for two years) (Promoter requested to grant extension till 12.07.2024 vide letter dated 20.02.2024). On 08.05.2024, Authority instead of revoking the registration granted, allowed it to remain in force for one year under section 7(3) of RERD Act, 2016, despite the fact extension fee was paid till 12.07.2024.



11. Vide letter dated 24.06.2026, the Promoter has requested to amend the application of extension dated 09.03.2026 and request to grant extension upto 12.07.2027.

12. In view of above, on 15.07.2026 the Authority observed that proceedings of the meeting dated 08.05.2024 (Item No. 252.14) requires amendment wherein Authority allowed registration to remain in force for a period of one year under Section-7(3) of RERD Act, 2016. Para 6 of the said proceedings be read as:

"6. After consideration, the Authority grants extension of two years under Section-7(3) of RERD Act, 2016. The registration of the project shall be valid upto 12.07.2024. Certificate of extension be issued accordingly. Promoter should also intimate the status of Tower C, D and E having FAR of 34442 Act, sq. mtrs. within a period of next 15 days."

Also, upon re-calculation of registration fee and extension fee (2.38 FAR) and adjusting excess fee paid by the promoter, Registration fee, extension fee from 12.07.2022 to 12.07.2024 and extension fee from 12.07.2024 to 12.07.2027 (present application) is in order. Also, late fee as per resolution dated 29.01.2025 is also in order. However, the penalty as per resolution dated 07.08.2024 and 29.01.2025 is deficit by ₹5,06,520/-.

13. Considering the above, the Authority directed the promoter to deposit penalty amounting to ₹5,06,520/- as per resolution dated 07.08.2024 and 29.01.2025 and an affidavit that no units have been sold after expiry of registration of the project.

The office was also directed to upload amended extension certificate in view of above corrections carried out in the proceedings of the meeting dated 08.05.2024 (Item No. 252.14). The Office was further directed to upload the Occupation Certificate of the project online on the web portal of the Authority.

14. On 12.08.2026, the Authority observed that penalty amounting to ₹5,06,520/- as per resolution dated 07.08.2024 and 29.01.2025 and an affidavit that no units have been sold after expiry of registration of the project as directed to be submitted vide hearing dated 25.03.2026 has not been submitted till date. Last opportunity was granted to the Promoter to deposit the same atleast one week before the next date of hearing.

15. Vide reply dated 29.09.2026, the promoter had deposited penalty of ₹5,06,520/- and affidavit dated 24.09.2026 wherein the promoter had declared that during the pendency of the present application for extension under Section 7(3) of the Real Estate (Regulation and Development) Act, 2016, and subsequent to the directions of the RERA Authority requiring submission of an affidavit through its orders and upon knowing such directions therein, no sale, booking, allotment or creation of any third-party interest in respect of any unit in the Project has been made from the date of submission of the present application. That the RERA



5/6

Act, 2016 and rules hereunder does not contain any express provision declaring a sale, booking or allotment to be void, invalid or prohibited merely on account of expiry of the period of registration, particularly where the requisite Occupation Certificate had already been obtained prior to such expiry and also there are no such guidelines/ regulations issued/ published/ notified by the RERA authority.

16. After consideration, the Authority observed that affidavit dated 24.09.2026 is not in order and Section 38(2) of the RERD Act, 2016 confers procedural freedom upon the Authority to regulate its own procedure, which includes requiring an affidavit of such nature. As once the registration period expires and no extension has been granted, the project status becomes "Lapsed" and selling or offering for sale any plot/ unit during "Lapse Period" constitutes violation of the RERD Act, 2016. Therefore, last opportunity is granted to the promoter to submit an affidavit that no units have been sold after expiry of registration of the project as directed to be submitted vide hearing dated 25.03.2026 failing which the present application shall be rejected.

17. Adjourned to 04.11.2026.



True copy

[Signature]
Secretary (Acting),
HRERA, Panchkula

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

CA - Kakul (on leave) STP
[Signature]

[Signature]
19/10

(6/6)