



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

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

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**Subject:** Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 20.01.2020.

**Item No. 83.8**

(iii) **Promoter : BPTP Ltd.**

**Project :** "Park Elite Premium" – Group Housing Colony on land measuring 5.03 acres forming part of a larger colony measuring 11.09 Acres in Sector-84, Faridabad.

**Present:** Sh. Hemant Saini, Counsel  
Sh. Rahul Sharma, Authorized Representative.

1. The total project is being developed over the land measuring 11.094 acres. The present application has been filed in respect of 5.03 acres with FAR measuring 34743 Sq. mtrs., because occupation certification in respect of the remaining area, constituting towers H,J,K,L,M and N had been obtained in February, 2018. 423 apartments out of 449 apartments in the remaining underdeveloped towers A,B,D,E,F and G have been sold.

2. Shri Hemant Saini, Counsel for the promoter states that an application for grant of Occupation Certificate in respect of towers A to G has also been submitted in May, 2019. A report of the Chief Engineer in respect of the infrastructure facilities has been sent to the quarter concerned on 09.05.2019. Fees for the area covered by the application has been paid. This application is of May, 2017. Earlier the scheduled date for completion of the colony was November, 2019 and in the application for registration, it has been mentioned as December, 2022.

3. On consideration of the above facts, the Authority observes that the colony should be registered subject to the following conditions:





- i) The rights of the allottees of the project will not be adversely affected in any manner on account of this registration and on account of extending date of its completion upto 2022. The rights of earlier allottees will continue to be regulated by the terms and conditions of the builder buyers agreement. The allottees shall also be entitled to the appropriate compensation on account of delay in delivery of the possession;
  - ii) The agreement with future allottees should be made strictly in accordance with the format of the agreement prescribed in the RERA Rules, 2017.
4. Disposed of in above terms.

True copy



*[Signature]*  
Executive Director,  
HRERA, Panchkula

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

*[Signature]*

28/1/20

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**Subject: Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 27.01.2020.**

**Item No. 84.1**

**Confirmation of Minutes of 83<sup>rd</sup> Meeting of the Authority held on 20.01.2020.**

After discussions, the Authority amended the minutes of 83<sup>rd</sup> meeting held on 20.01.2020, to the following extent :

**Item No. 83.8**

**(iii) BPTP Ltd. – Project “Park Elite Premium”**

- a) Para-1 line-3 - FAR measuring 34743 sq.mtrs. may be read as 35,957.80 sq.mtrs.
- b) Para-2 line-5 – date mentioned as 09.05.2019 may be read as 09.09.2019.

**(iv) BPTP Ltd. – Project “Park Arena”**

In line-2, the date mentioned as 27.01.2020 may be read as 24.02.2020.

**Item No. 83.9**

**Policy for supply of photocopies/ certified copies of the complaint/ project cases of the Authority.**

Para 4 (iii) be substituted as follows:

*“AO (Petitions)/ CTP will arrange photocopy of the record/ document as requisitioned by the applicant within three days. The photocopy of the document/ record being supplied shall bear the signature of the concerned section head or the Law Associate dealing the said case. The concerned Law Associate shall get affixed*

