



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA



FORM 'REP-III'

[See Rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

The Director, Town & Country Planning has granted license no. 44 of 2008 dated 07.03.2008 valid upto 06.03.2010 and now renewed upto 06.03.2030 for setting up of a Group Housing Colony on land measuring 16.331 acres in favour of BPTP Ltd. The Phasing Plan of this licensed area was approved on 06.11.2023. Based on the license and the Phasing Plan, the Haryana Real Estate Regulatory Authority, Panchkula has registered Phase I of the project land i.e., 5.391 acres (which comprises of 2 Towers i.e., T1 and T2) along with Primary School & Convenient Shopping (having an FAR of 75,030.981 sq. mtrs.) namely "Sky Nest Towers" situated in Sector-80, Faridabad vide

Registration No. HRERA-PKL-FBD-881-2026

Dated: 09.04.2026

2. Promoter of the project is BPTP Ltd., having its registered office at Ot-14, 3rd Floor, Nextdoor Parklands, Sector-76 Faridabad-121004. Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi with CIN U45201HR2003PLC082732 having PAN No. AACCB2442A.

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3. Information submitted by the promoter about the project may be viewed in the PDF uploaded along with this certificate on the web portal of the Authority www.haryanarera.gov.in .
4. This Registration is being granted subject to following conditions that the promoter shall:
 - i) strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.
 - ii) strictly abide by the declaration made in form REP-II.
 - iii) apart from the price of the unit/apartment, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
 - iv) Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations 2018 and update the same periodically but not later than every quarter, including the information relating to unit/apartment sold/booked and expenditure made in the project.
 - v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority within one week after publication.
 - vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules 2017.
 - vii) that the promoter shall submit the quarterly progress report from the date of registration upto the date of completion of the project.

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- viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of units/apartments.
- ix) submit a copy of license after getting it renewed from time to time till the completion of the project i.e. **31.03.2033**. However, the registration shall be co-terminus with the validity of license granted by DTCP, Haryana.

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 units/apartments 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.

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- 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. The Convenient Shopping and Primary School shall remain freezed until the shifting of 220 KV HT Line.
- IX. The Promoter shall not dispose of any area forming part of Convenient shopping and Banquet Hall till an Occupation Certificate is granted by the Department of Town & Country Planning, Haryana.
- X. That the said land has an encumbrance in favour of Punjab National Bank amounting to Rs. 50 cr. The repayment of the said loan shall be from the 30% account. The Bank will have no

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objection in the execution of Sale Deeds/Conveyance Deeds in favour of allottees (after 100% consideration of the units is deposited by the allottee in the Master Collection Account). This condition should also be incorporated by the Promoter in the BBA.



Dr. Geeta Rathee Singh
Member



Parneet S Sachdev
Chairman