



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA



FORM 'REP-III'

[See Rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

The Director, Town & Country Planning has granted Licence no. 39 of 2011 dated 28.04.2011 renewed upto 27.04.2027 for setting up of a Residential Plotted Colony on land measuring 32.944 acres in Sector-80, Faridabad in favour of BPTP Limited. The Phasing Plan of this licensed area was approved on 18.03.2026. On 11.06.2026, DTCP, Haryana has granted in principle approval for change of beneficial interest for part licensed land measuring 14.95 acres to Logical Builders Private Limited. Based on this license, phasing plan and approval of beneficial interest, the Haryana Real Estate Regulatory Authority, Panchkula has registered a real estate project namely "**BPTP WA VANA**" (Phase-IV of the project land i.e., 14.95 acres) situated in Village Badouli & Mirtzapur, Sector-80, Faridabad vide

Registration No. HRERA-PKL-FBD-939-2026 Dated: 09.07.2026

2. Promoter of the Project is Logical Builders Private Limited having its registered address at OT-16, 3rd Floor, Next Door, U-Block, BPTP Parklands, Sector-76, Faridabad-121004 registered with Registrar of Companies, National Capital Territory of Delhi and Haryana with CIN U70102HR2010PTC040561 and PAN No. AABCL7843G.

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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 plot, 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 plot 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 plots.

ix) the said project shall be completed by **30.06.2032**. However, the validity of the registration shall be co-terminus with the validity of license granted by the 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 plots 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.
- 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.

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- 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. Following plots are freezed till access permission is granted by HSVP and till the shifting of 220 KV HT Line after which permission be sought from DTCP and RERA, Panchkula:

S.no	Plot no.	Area in Sqm	No of Plots	Reason for Freezing
1	Z-204 to Z-206	245.77	4	HT Line
2	Z-207 to Z-210	245.77	4	HT Line
3	Z-215 to Z-218	245.97	4	HT Line
4	Z-219	232.71	1	HT Line
5	Z-230 to Z-233	249.78	4	HT Line
6	Z-237 to Z-239	246.27	3	HT Line
7	Z-252 to Z-255	241.30	4	HT Line
8	Z-261 to Z-262	250.00	2	HT Line
9	Z-263 to Z-264	249.92	2	HT Line
10	Z-271 to Z-272	249.92	2	HT Line
11	Z-273 to Z-274	246.67	2	HT Line
12	Z-281 to Z-286	246.67	6	HSVP Access required
13	Z-287 to Z-288	246.67	2	HT Line and HSVP Access required
TOTAL			40	


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman