



**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 04.12.2024.**

**Item No. 271.37**

**Request for discontinuation of RERA Registration.**

**Promoter: BM Gupta Developers Pvt. Ltd.**

**Project: 'BMG Nirvaan', an affordable residential plotted colony under DDJAY measuring 12.198 acres (excluding commercial area of 0.508 acres) in sector 26-27, Rewari, Haryana.**

**Reg. No.: HRERA-PKL-RWR-246-2021 dated 30.06.2021 valid upto 31.12.2022. First extension granted upto 30.12.2023.**

**Present: Mr. Manoj Kapoor, AR and Ms. Sangeeta Gupta.**

1. M/s. BM Gupta Developers Pvt. Ltd. vide letter dated 11.10.2023 of project 'BMG Nirvaan' has requested for discontinuation of RERA Registration no. HRERA-PKL-RWR-246-2021 dated 30.06.2021 valid upto 31.12.2022, first extension granted upto 30.12.2023.
2. The quarterly progress reports have been submitted till 30.09.2023. License no. 22 of 2021 granted by DTCP (for area measuring 12.706 acres) dated 13.05.2021, is valid upto 12.05.2026.
3. The promoter has submitted:
  - i. *Completion Certificate vide LC(IX) memo no. LC-4308 Vol-II-PA (VA)-2023/27239 dated 21.08.2023 w.r.t. Affordable Residential Plotted Colony (DDJAY) over an area measuring 12.706 acres (license no. 22 of 2021 dated 13.05.2021).*
  - ii. *As per terms and conditions of the license no. 22 of 2021 dated 13.05.2021 and in accordance with the provisions outlined in section 3(3)(a)(iii) of the Haryana Development & Regulation Act, 1975 the applicant company have handed over land falling under 12-m-wide service road and 24-m-wide internal circulation road free of cost to Government of Haryana through DTCP;*



- iii. *The promoter states that EDC amounting to Rs.484.42 lacs has been deposited with DTCP Haryana;*
- iv. *The promoter company is extending maintenance services as per the provisos of the license from the date of grant of CC.*

4. Registration certificate states a special condition that supplementary registration of commercial area measuring 0.508 acres duly allocating the shares of landowners in the commercial shops be obtained. The promoter has not obtained the same.

5. On 04.12.2023, the Authority observed that promoter has not stated anything about the special condition imposed in RC regarding commercial area of 0.508 acres. Environment Clearance certificate has also not been submitted. Promoter is directed to submit the reply of above observations. Adjourned to 29.01.2024.

6. On 31.01.2024, Authority decided to grant one more opportunity to promoter for submission of reply and adjourned the matter to 27.03.2024.

7. The promoter vide reply dated 21.02.2024 stated that the landowner and developer have decided to develop the commercial component as SCO's and have applied for Standard Design to DTCP Haryana, thus the same shall be applied on receipt of approved Standard Design from DTCP Haryana as a separate RERA registration which in any case was not part of the subject RERA registration certificate no. HRERA-PKL-RWR-246-2021 dated 30.06.2021 valid till 31.12.2022 with first extension granted upto 30.12.2023 and desired supplementary registration. Special condition that supplementary registration in respect of the commercial area 0.508 acres duly allocating the shares of the landowners in the commercial shops shall be obtained, thus in our considered opinion withholding discontinuation of RERA registration even after issuance of Completion Certificate on 21.08.2023 by DTCP may be reviewed.

The license is for development of affordable residential plotted colony with no construction, therefore Environment Clearance from MOEF in compliance of notification dated 14.09.2006 is not applicable in the specific project due to area being less than 50 hectares.

8. On 24.04.2024, Authority decided that the proposal of promoter to get separate registration of commercial area be examined by Project Section and submitted in next meeting. Adjourned to 10.07.2024.





9. On 24.04.2024, Sh. Manoj Kapoor apprised the Authority that developer has decided to develop the commercial component as SCO's and have applied for Standard Design to DTCP Haryana. On receipt of approved Standard Design from DTCP Haryana, the promoter will apply for separate RERA registration. However, special condition in the registration certificate states that *supplementary registration of commercial area measuring 0.508 acres duly allocating the shares of landowners in the commercial shops be obtained.*
10. On 10.07.2024, Authority decided that promoter should apply afresh for registration of commercial area measuring 0.508 acres.
11. On 09.10.2024, Mr. Manoj Kapoor submitted that completion certificate of commercial area measuring 0.508 acres has been received and reply has been submitted in the registry today. Authority decided that reply submitted be examined by project section and report be submitted in the next Authority meeting. Adjourned to 04.12.2024.
12. Vide reply dated 09.10.2024, the promoter states that *the special condition stipulated supplementary registration in respect of the commercial area 0.508 acres duly allocating the shares of the landowners in the commercial shops shall be obtained, thus in our considered opinion withholding discontinuation of RERA registration no. HRERA-PKL-RWR-2021 dated 30.06.2021 valid till 31.12.2022 with first extension granted up to 30.12.2023 even after issuance of Completion certificate dated 21.08.2023 by DTCP Haryana may please be reviewed. The promote has applied for registration of commercial area on 24.09.2024, however its was returned on 23.10.2024. The promoter requests to discontinue the RERA registration no. HRERA-PKL-RWR-2021 with immediate effect as completed project.*
13. After consideration, Authority decided that completion certificate issued on 21.08.2023 be taken on record and uploaded on web portal of Authority as promoter has separately applied for registration of commercial area measuring 0.508 acres.

14. Disposed of.



True copy

Executive Director,  
HRERA, Panchkula

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

LA (Monika)