



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 29.01.2025.

Item No. 277.35

Continuation of registration of project for Fourth year u/s 7(3) of RERA Act, 2016.

Promoter: M/s. BM Gupta Developers Pvt. Ltd.

Project: "BMG Antriksh Towers" Affordable Group Housing Colony on land measuring 5.975 acres situated in Sector 26-27, Rewari.

Reg. No.: 89 of 2017 dated 23.08.2017 valid upto 26.09.2020, first extension and general extension granted upto 25.06.2022, second extension granted upto 25.06.2023, third extension granted upto 25.06.2024.

Temp ID: 616 of 2019

License No.: 73 of 2014 dated 01.08.2014 on land measuring 5.975 acres, renewed upto 26.09.2025.

1. The applicant promoter had submitted ₹17,778/- as extension fee (by only calculating fees for area over which conveyance deeds are still pending i.e. 0.301 acres).
2. The promoter had submitted the following:
 - i. Occupation Certificate (for residential tower T1 to T4) vide BR-VII memo no. ZP-1034/PA (DK)/2022/31254 dated 14.10.2022. Occupation Certificate for the Commercial C1 (Ground Floor) and C2 vide BR-VII memo. No. ZP-1034-II/JD (RD)/2023/31512 dated 21.09.2023.
 - ii. Revised building plans approval of C1 and C2 vide memo no. ZP-1034 Vol-II/JD (NK)/2023/12868 dated 04.05.2023 on account of commercial FAR increase from 4% to 8%. Copy of revised building plans.
 - iii. Copy of corrigendum dated 08.07.2024 issued by SEIAA, Haryana allowing to this project of Built-up area i.e. 63447.86 sq. mts. instead of 63177.86 sq. mts.



3. Late and Penalty fee calculated as per resolution is Rs. 9,62,652/-, which remains unpaid.

4. On 04.12.2024, Mr. Manoj Kapoor submitted that an OC has been granted of about 98.5% area and majority of the dwelling units have been conveyed in favour of allottees. Authority decided that request of promoter dated 27.11.2024 be examined by Project Section and report submitted on next date of hearing. Adjourned to 29.01.2025.

5. Vide reply dated 27.11.2024, the promoter submitted Rs. 5,013/- as deficit fee (taking Rs. 17,902/- as extension fee and Rs. 4,889/- as penalty on area on which conveyance deeds are pending) and requested the Authority to decide the quantum of extension fee by considering the inventory on which OC/CC has been granted.

Further the promoter states that the developer who has already been granted OC and have conveyed majority of the residential dwelling units, (i.e. 98.5% in the instant case and as per published RERA Rules -60% in case of UP RERA Rules framed), transferring the ownership/titleship rights in favour of the allottees and also not being in possession of the said dwelling units should not be charged the extension fees and the Authority as an ombudsman is requested to kindly decide on extension fee in view of the fact that RERA Act provisions for ongoing projects at the time of drafting the Act in 2016 did not envisage such a situation.

6. Vide reply dated 03.12.2024, promoter has requested to upload OC dated 14.10.2022.

7. After consideration, Authority decided that OC dated 14.10.2024 be taken on record and uploaded on web portal of Authority. Extension fee be calculated/ checked by project section and put up the report on next date of hearing.

8. Adjourned to 09.04.2025.



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)