



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapk1-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 14.05.2025.

Item No. 287.31

Continuation of registration of project for Fourth- & fifth-year u/s 7(3).

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. On 10.07.2024, the Authority decided that promoter should apply extension for fourth year which has become due and apply for separate registration of commercial area FAR increased from 4% to 8%. 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). The promoter had submitted the following:


1. 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.
2. 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.
3. 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.



2. On 09.10.2024, the Authority to grant extension of 4th year up to 25.06.2025. Extension fee payable as per resolution of Authority dated 07.08.2024 in this case be examined by project section. Vide reply dated 27.11.2024, the promoter submitted ₹. 5,013/- as deficit fee (taking ₹. 17,902/- as extension fee and ₹. 4,889/- as penalty on area on which conveyance deeds are pending) and requests the Authority to decide the quantum of extension fee by considering the inventory on which OC/CC has been granted.
3. OC has been uploaded. Late fee and penalty as per resolution dated 29.01.2025 works out to ₹. 1,18,840/- and ₹. 17,826/- which has to be deposited by the promoter. Vide letter dated 25.03.2025 the promoter has applied for continuation of registration for 5th year i.e. upto 25.06.2026 alongwith fee of ₹. 16,213 which is deficit by ₹. 43,207/- .
4. On 09.04.2025, Authority directed the promoter to deposit extension fee, late fee and penalty as per the resolution dated 29.01.2025. The promoter to deposit deficit extension fee of ₹. 79,836/- and late fee & penalty of ₹. 1,36,666/- before the next date of hearing.
5. Vide reply dated 30.04.2025, the promoter has deposited a total amount of ₹. 1,86,008/- which is deficit by ₹. 30,494/-. The matter was scheduled for hearing on 16.07.2025, however vide letter dated 07.05.2025, the promoter has requested for early hearing, Listed today.
6. Vide reply dated 14.05.2025, the promoter has deposited ₹. 30,500/-. After consideration, the Authority decides that the registration shall remain in force upto 25.06.2026. The certificate of continuation of registration be issued accordingly.
7. Disposed of.



True copy


Executive Director,
HIRERA, Panchkula

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

