



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 07.05.2025.

Item No. 286.20

Submission of consent from 2/3rd allottees.

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

Project: 'BMG Antriksh Towers', Group housing colony 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 & fourth extension granted upto 25.06.2025.

Present: Sh. Manoj Kapoor & Ms. Sangeeta Jain on behalf of the promoter

1. A letter dated 05.10.2023 was received from the promoter requesting for discontinuation of RERA Registration. License no. 73 of 2014 was granted by DTCP dated 01.08.2014, and was renewed upto 26.09.2023. The promoter has submitted:

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. *As per terms and conditions of the license no. 74 of 2014 dated 01/08/2014 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.*



3. The promoter states that EDC amounting to Rs.423.98 lacs has been deposited with DTCP Haryana.
 4. The deed of declaration executed vide s.no. 4912 dated 27.10.2022 and till date 867 conveyance deeds executed out of 930 flats sold.
 5. 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%.
2. On 18.12.2024, Mr. Manoj Kapoor submitted that out of 934 total units, conveyance deed of 912 units has already been executed. As almost all of the flats have been sold out, there is no source of funds collection left. Level playing field among allottees, licensor and license is to be applied by Authority. He assured that consent of remaining 189 allottees will be submitted before next date of hearing.
3. On 19.02.2025, Ms. Sangeeta Jain informed that they will submit consent of the remaining allottees shortly and requested the Authority to grant some time. Authority decided to grant one last opportunity to the promoter to submit the 2/3rd consent.
4. Vide replies dated 03.03.2025 and 30.04.2025, the promoter has submitted balance consent of allottees. The promoter states that they have now submitted total 633 consents (out of 923 allottees), 13 consent (out of 20 allottees of Shops C1GF) and 7 consents (out of 10 allottees of Shops C2GF). The promoter has also submitted late fee and deficit extension fee which will be placed in the agenda of extension listed for hearing on 16.07.2025.
5. Since the promoter has submitted 2/3rd consent of allottees. Authority decides to dispose of the matter. Fee submitted will be considered in the extension agenda proceedings.



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.

CA (Monitoring)