



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, hrerapl-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 10.07.2024.

Item No. 259.26

Continuation of registration of project for Third year.

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.

Present: Mr. Manoj Kapoor through VC and Ms. Sangeeta.

1. The promoter has applied for continuation of registration of project for third year under Section 7 of Real Estate (Regulation and Development) Act, 2016, of registration of the said project.
2. The promoter has applied on prescribed proforma Rep-V Form. The applicant promoter has submitted ₹2,97,053/- as extension fee, which is in order.
3. License No. 73 of 2014 dated 01.08.2014 has been granted by DTCP on land measuring 5.975 acres which is renewed upto 26.09.2024.
4. The promoter has 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%.
 - iii. Copy of revised building plans; Approved service plan estimates, Environment Clearance dated 27.09.2016, Electrification plan and Zoning plan.
5. Explanatory note: *overall delay of approximately three months from the 2nd extended period i.e. from 25.06.2023 till 21st September 2023, i.e., grant of part OC of commercial C1(GF) and C2 registered under the registered certificate no. 89 of 2017 is primarily on account of processing of final permission after advertisement of provisionally approved revised Building plans of Commercial C1 & C2 and grant of Part OC certificate of commercial C1(Ground Floor) and C2.*
6. The promoter has submitted quarterly progress reports till 31.12.2023.
7. The promoter has applied for continuation of registration of project for third year in response to the order of the Authority dated 30.10.2023. The orders of the Authority dated 30.10.2023 were as follows:
- 7.The Authority decides that the promoter should first submit an approved copy of the revised building plans and then request of the promoter will be considered. Further, the promoter received OC for two commercial pockets on 21.09.2023 however their registration was valid upto 25.06.2022, therefore, the promoter should apply for third extension.*
8. On 24.01.2024, Authority decided that promoter should submit a set of revised building plans and consent of 2/3rd allottees. After that extension case will be considered. On 13.03.2024, Authority decided that promoter should fully comply with the orders of Authority dated 30.10.2023 & 24.01.2024 before the next date of hearing. Adjourned to 24.04.2024.
9. The promoter vide letter dated 04.12.2023 had already submitted copy of revised building plans. Vide reply dated 12.03.2024 the promoter has submitted:
- i. Principal approval of revised building plans of Commercial – 1&2 dated 21.02.2023
 - ii. Copy of advertisement published in The Tribune dated 25.02.2023, The Punjab Kesari dated 25.02.2023 and Dainik Tribune dated 25.02.2023
 - iii. Copy of specimen letter sent 934 allottees through registered post along with copy of registered postal receipts
 - iv. Copy of Affidavit dated 01.04.2023 which was submitted to DTP, Rewari



- v. Copy of report of DTP, Rewari forwarded to STP, Gurugram regarding advertisement and no objection received from the allottees
- vi. STP, Gurugram dated 13.04.2023 forwarded to DTCP, Haryana
- vii. Copy of Approval of revised building plans of commercial – 1&2.

10. On 24.04.2024, Mr. Manoj Kapoor, AR stated that commercial CI has been completed but there is violation and approval of competent Authority is required on account of commercial FAR increase from 4% to 8%. *After consideration, Authority decided that promoter should submit environment clearance certificate due to increase in FAR as well as approval for increase of commercial FAR 4% to 8%. Authority is also of the view that the discontinuation of RERA registration is not possible as there is no such provision in RERA Act, 2016. Adjourned to 10.07.2024.*

11. Vide reply dated 24.06.2024, Architect certificate dated 29.05.2024 stating remaining % of work as 0% is submitted. Engineer certificate and CA certificate dated 18.06.2024 states that balance estimate cost of completion of work is zero lacs. Photographs of the project have been submitted. The promoter has not submitted consent of 2/3rd allottees. Promoter has applied for continuation of registration for third year, i.e., up to 25.06.2024 whereas fourth year extension has also become due.

12. After consideration, Authority decided to grant extension of third year up to 25.06.2024 under Section-7(3) of RERA Act, 2016. Authority further 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%. Mr. Manoj Kapoor informed that consent of 2/3rd allottees has been submitted on 12.03.2024.

13. Adjourned to 25.09.2024.



True copy

Executive Director,
HRERA, Panchkula

~~allotted~~
7/8/24

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

LA (Monika)