



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 09.10.2024.

Item No. 266.14

Continuation of registration of project for Fourth 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, third extension granted upto 25.06.2024.

Present: Mr. Manoj Kapoor, Ms. Sangeeta Gupta and Mr. Arpit Gupta, Promoter.

1. On 24.04.2024, Mr. Manoj Kapoor, AR stated that commercial CI has been completed but there are some of FAR violation and approval of competent authority is required on account of increase in commercial FAR 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.*

2. On the last date of hearing, i.e., 10.07.2024, 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. Adjourned to 25.09.2024.

3. Extension certificate was issued. Registration is now valid upto 25.06.2024. On the last date of hearing, it was informed to the Authority that consent of 2/3rd consent has been submitted, however those are not written consent of the allottees. The promoter has applied for continuation of registration of project for fourth year under Section 7 of Real Estate (Regulation and Development) Act, 2016, of registration of the said project upto 25.06.2025, However, separate registration for commercial area (FAR increased from 4% to 8%) has not been applied.

4. The promoter has applied on prescribed proforma Rep-V Form. The applicant promoter has submitted ₹17,778/- as extension fee.

5. License No. 73 of 2014 dated 01.08.2014 has been granted by DTCP on land measuring 5.975 acres which is renewed upto 26.09.2025.

6. 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%. 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.

7. Explanatory note is submitted. The promoter has submitted quarterly progress reports till 31.03.2024. Photographs of the project have been submitted

8. Architect certificate dated 29.05.2024 stating remaining % of work as 0% is submitted. Engineer certificate and CA certificate dated 01.01.2024 states that balance estimate cost of completion of work is 0 lacs.



9. After consideration, 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.

10. Adjourned to 04.12.2024.



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16/11/24

True copy

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14/11/2024

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 (Monika)