

# **DETAILED PROJECT REPORT CUM EXPLANATORY NOTE**

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**AFFORDABLE PLOTTED HOUSING COLONY  
SHOP-CUM-OFFICE (SCO)**

**LICENSE No. 22 OF 2021  
BEING SET UP ON AN AREA  
AD-MEASURING 3,046.70 SQM (FAR)  
FORMING PART OF 101K-13M, i.e., 12.70625 ACRES  
IN THE REVENUE ESTATE OF  
VILLAGE DHALIAWAS, DHAMLAKA & DEVLAWAS,  
SECTOR – 26 & 27, TEHSIL & DISTRICT REWARI,  
HARYANA**

**B. M. GUPTA DEVELOPERS PVT. LTD.  
BMG ELEGANT CITY, SECTOR - 26,  
GARHI BOLNI ROAD, REWARI – 123 401,  
HARYANA (INDIA)  
WEBSITE: <https://www.bmggroupindia.com>**

## **Company Profile**

**B. M. Gupta Developers Pvt. Ltd.** is a Company incorporated under the Companies Act, 1956 (No. 1 of 1956) as a Private Limited Company on 24<sup>th</sup> March 2008 by the Ministry of Company Affairs in the National Capital Territory of Delhi and Haryana with revised Corporate Identity Number (CIN)– U45400HR2008PTC103627 having its registered office situated at 5<sup>th</sup> Floor, BMG City Centre, Elegant City, Sector 26, Garhi Bolni Road, Rewari – 123 401, Haryana. The copy of the Certificate of Incorporation issued is enclosed.

The Company is a group company of '**BMG Group**', a renowned business house based in Rewari with diversified business interests ranging from Metals to Multiplex and from Retail to Real Estate. BMG group came into existence three decades ago with the manufacturing of Metal in year 1989, later it diversified into IT Services and Real Estate.

As one of the fastest growing Company in reality, the organization focuses on delivering finesse and quality. It has set a new benchmark in quality through its commercial project BMG Mall, which also happens to be the first shopping mall of Rewari.

Its innovative ideas are always technology focussed and the convictions of its highly qualified team of professional's helps superior project management and time bound delivery. Its business ethics have helped it win many discerning customers across segments. BMG Group is executing projects in both residential and commercial real estate sectors.

The most recent venture of the group is developing BMG Elegant City located at Sector 26 at Rewari. Elegant City opens door to the new world of urban lifestyle for the achievers of today. Compact, charming, cool and classy – the living quarters ooze out with oodles of luxuries. Right from gateway to the interiors, the township touches the heart with a rare warmth. With every possible amenity from daily conveniences to safety and security taken care of, the city of pleasures stands at an ideal location welcoming the dwellers to fulfil their aspirations and dreams. The management strongly believes in the theory of building a loyal customer base.

Strategically located off the Jaipur – Delhi highway, Rewari forms an all-important link intimately connecting to Delhi. Its proximity to Gurugram adds on to its ease of accessibility. With many industrial units and MNC's venturing in to Manesar, Chopanki, Khushkhera, Bhiwadi and Bawal, make the location pulsating with power. Soon Rewari is expected to witness tremendous upsurge in employment opportunities with the commencement of some major industrial projects in the region.

BMG Elegant City admeasures 52.218 acres which is licensed by Town & Country Planning Department, Haryana bearing License No. 35 of 2009 dated 11<sup>th</sup> July 2009 valid until 10<sup>th</sup> July 2025 along with additional license bearing License No. 135 of 2023 dated 26<sup>th</sup> June 2023 valid till 25<sup>th</sup> June 2028 measuring 5.9625 acres comprising of plotted component of 4.8125 acres and group housing component of 1.15 acres.

It is just 2 Km from the National Highway No. 48 (formerly NH-8) and is just 8 Km from the industrial hub of NCR, the Bawal Industrial Area. The City is 50 Kms from Gurugram and 70 Kms from the Indira Gandhi International Airport at Delhi.

The infrastructure development of the residential plotted colony has been completed and part completion granted by the Town & Country Planning Department, Haryana on 26<sup>th</sup> May 2016. The integrated township comprises of Schools, Nursing Homes, Independent Floors and Plots.

The integrated township also comprises of a Group Housing Colony on an area admeasuring 9.943 acres out of which Phase I of the Group Housing Colony, namely, Elegant Heights comprising of 2 & 3 BHK apartments on an area admeasuring 8.74068 acres has been completed. The building plans were lastly approved by the Town & Country Planning Department, Haryana vide Memo No. ZP-620/JD(NC)/2020/4517 dated 17<sup>th</sup> February 2020 and the construction of Blocks 2 to 9, club house and shopping complex as a part of the Group Housing complex and EWS have since been completed and the Occupation Certificate granted vide Memo No. ZP-620/AD(RA)/2021/8254 dated 26<sup>th</sup> March 2021.

The Phase II of the Group Housing Colony on an area admeasuring 1.20232 acres for which the building plans to enable construction of Tower 10, namely BMG Aspire have been approved vide Memo No. ZP-620/JD(NC)/2020/4517 dated 17<sup>th</sup> February 2020 and the construction work of Tower – 10 is in progress. The project has been registered with Haryana Real Estate Regulatory Authority vide Certificate No. HRERA-PKL-RWR-208-2020 dated 23<sup>rd</sup> July 2020 and is expected to be completed in 2025.

The Commercial portion, named as City Centre admeasures 1.68500 acres for which the building plans have been approved and the construction work of the super structure has been completed. The project finish work is in progress and is expected to be completed by end of first quarter of 2025. The project is located on the Garhi Bolni Road.

The Company keeping in mind the avenues India offers in the field of Real Estate specially offering ***“Housing for All @ 2022”*** diversified its activities by foraying in the Affordable Real Estate Sector and is currently also developing an Affordable Group Housing under Affordable Housing Policy 2013 of Haryana by the name of BMG Antriksh Towers on an area measuring 5.975 acres situated in Sector 26 & 27, Rewari has been licensed by Town & Country Planning, Haryana bearing License No 73 of 2014 dated 1<sup>st</sup> August 2014 valid until 26<sup>th</sup> September 2025.

The building plans of the Affordable Group Housing have been approved vide Memo No. ZP-1034/AD(RA)/2015/8610 dated 26<sup>th</sup> May 2015 and the construction of the project has been completed. The Occupation certificate of residential component, i.e., Towers 1 to 4 has been received vide Memo No. ZP-1034/PA(DK)/2022/31254 dated 14<sup>th</sup> October 2022 along with part Occupation Certificate of Commercial Component, i.e., Commercial C1 (Ground Floor only) and Commercial C2 has been received vide Memo No. ZP-1034-II/JD(RD)/2023/31512 dated 21<sup>st</sup> September 2023.

In order to give the allottees the diversity of products availability in the vicinity, the group decided to increase the number of shops by availing the benefit of increase in FAR of commercial from 4% to 8% of Net Planned Area allowed by DTCP, Haryana vide Policy Memo No. PF-27 (VOL-III)/2020/2-TCP/41 dated 04.01.2021 and accordingly got the Building Plans revised of Commercial C1 & C2 vide BR-III Memo No. ZP-1034 Vol-II/JD(NK)/2023/12868 dated 04.05.2023. As stated above the part OC of Commercial C1 (GF) and C2 has been received on 21.09.2023 and thus the registration of Commercial C1 (FF & SF) measuring 1,692.66 sqm is being developed as additional project.

Looking into the immense potential in the country for development of **‘Affordable Plotted Housing Colony’** the group also decided to foray in this space and develop a plotted housing colony under Deen Dayal Jan Awas Jojna (DDJAY) – 2016 of Haryana adjoining the Elegant City. The company has been issued a License No. 22 of 2021 dated 13<sup>th</sup> May 2021 for the land parcel admeasuring 12.70625 acres falling in Sector 26 & 27, Rewari which has been granted completion certificate for the residential component in August 2023.

Further, in order to give the allottees the diversity of products availability in the vicinity, the group decided to develop the commercial pocket of Affordable Plotted Housing Colony under DDJAY as Shops-cum-Office (SCO) and has got the Standard Design approved vide ZP-1496/AD(VK)/2024/28655 dated 12.09.2024 from DTCP, Haryana.

Also, to develop the entire area falling under Sector 26 & 27 of Rewari as a composite colony with the Residential Plotted Colony of 52.218 acres comprising of 9.943 acres as the regular Group Housing Colony and 1.685 acres as the Commercial, adjoined by the Affordable Group Housing on an area of 5.975 acres and further extended by Affordable Plotted Housing Colony on an area of 12.70625 acres under DDJAY, the company is now developing as Residential Plotted Colony under additional license no. 135 of 2023 to their original license no 35 of 2009 on an area admeasuring 5.96250 acres by consolidating the left out pockets to further improve the layout plan of the township addressing to the complete range of demography.

The Board of Directors of the Company as on date with their addresses, PAN Card and Aadhaar Card details are enlisted hereunder –

S. No.	Name & Address	Gender	Date of Birth	Aadhaar Card No.	PAN Card No.
1	Mr. Radhey Shyam Gupta (Director) S/o Sh. Braj Mohan Gupta R/o 8-L, Model Town, Rewari – 123 401, Haryana	Male	27-09-1951	XXXX XXXX 4029	AFSPG7799H
2	Mr. Vijay Kumar Gupta S/o Sh. Braj Mohan Gupta R/o 138, Sector - 3, Rewari – 123 401, Haryana	Male	14-07-1956	XXXX XXXX 4259	AFSPG7794L
3	Mr. Ripu Daman Gupta S/o Sh. Braj Mohan Gupta R/o 139, Sector - 3, Rewari – 123 401, Haryana	Male	06-07-1959	XXXX XXXX 6666	AFSPG7795M
4	Mr. Ravi Shanker Gupta S/o Sh. Braj Mohan Gupta R/o 439, Sector-3, Part – 1, Rewari – 123 401, Haryana	Male	28-01-1963	XXXX XXXX 4242	AFSPF7800D

The Authorized Share Capital of the Company is Rs. 8,00,00,000/- (Rupees Eight Crores only) divided into 80,00,000 (Eighty Lakh) Equity Shares of Rs. 10/- each Paid Up Capital as on date is Rs. 7,29,00,000/- (Rupees Seven Crores Twenty Nine Lakhs only) as reflected in the Company Master Data enclosed.

The PAN CARD No. of B. M. Gupta Developers Pvt. Ltd. is AADCB5204B, copy enclosed.

### **ABOUT REWARI**

Rewari is a city and a Municipal Council falling in the State of Haryana. It is in the extreme South of the State. Its distance ranges between 8 – 10 kilometres from Delhi – Jaipur National Highway No. 48 (formerly NH-8). It is situated between 27.52° - 28.50° North latitude and between 76.0° - 76.5° East longitude. Its distance from Gurgaon is approximately 51 Kms and from Delhi is 82 Kms. Rewari town is situated at the height of 241.95 meters above from the sea level.

Its geographical boundaries have District Jhajjar in its North, Mahendergarh District in its West and District Gurugram in its East and North – East directions. District Alwar of Rajasthan State touches the District Rewari in the South-East.

Rewari is connected by four National Highways –

- a. NH – 11 starting from Delhi – Jaipur NH – 48 and going to Narnaul – Jhunjhunu – Bikaner – Jaisalmer;
- b. NH – 48 (formerly NH – 8) connecting Delhi – Jaipur – Mumbai – Pune – Bangalore;
- c. NH – 352 (formerly NH – 71) connecting Narwana – Jind – Rohtak – Jhajjar – Rewari; and
- d. NH – 919 (formerly NH - 71B) between Rewari – Dharuhera – Sohna – Palwal

Delhi Mumbai Industrial Corridor project is a mega infrastructural project with financial and technical aid of Japan, connecting Delhi and Mumbai. It will initially link Rewari to Mumbai.

The population of Rewari is expected to increase considerably due to industrial growth of adjoining industrial estates of Bawal and Dharuhera and thus will attract in migration of population from surrounding districts.

The normal monsoon and annual rainfall of the district is 489 mm and 553 mm, respectively. The elevation of the water table in the district varies from 220 m to 280 m above MSL.

The final development plan has been notified vide Memo No. CCP (NCR)/RE/FDP/2020/492 dated 3<sup>rd</sup> June 2020.



## PROJECT LOCATION

The proposed project, i.e., Shop-cum-Office (SCO) being developed as Commercial Component forming part to License No. 22 of 2021 is located at Sector – 26 in the revenue estate of Village Dhamlaka in Tehsil and District Rewari, Haryana and has the connectivity through the existing internal roads as well as the proposed 12-meter wide Service Road adjoining the 45-meter wide Sector Road of Sector 26 and Sector 27 of Rewari.

## LAND DETAILS

B. M. Gupta Developers Pvt. Ltd. have set up of an **“Affordable Plotted Housing Colony”** under ‘Deen Dayal Jan Awas Yojna (DDJAY) – 2016’ policy notified vide Memo No. PF-27A/2700 dated 8<sup>th</sup> February 2016 by Directorate of Town & Country Planning, Haryana in the revenue estate(s) of Village Dhaliawas, Dhamlaka and Devlawas falling under Sectors – 26 & 27, Tehsil and District - Rewari, Haryana with the land details as under –

S. No.	Village / Jamabandi	Land Ownership – Share in Collaboration with	Khewat No.	Khatoni No.	Rect. No.	Killa No.	License Area A/f	
							K-M	Acres
1	Dhaliawas (Hadbast # 173) / Jamabandi 2013-14	Sh. Krishan Pal (1/4), Sh. Mahabir (1/4) S/o Sh. Jaswant Singh S/o Sh. Tej Singh; Sh. Neeraj (1/8), Sh. Dheeraj (1/8) S/o Sh. Balraj Singh	112	130	37//	3/2	7K-0M	0.87500
2		S/o Sh. Jaswant Singh & Sh. Vaibhav Yadav (1/16), Ms. Tanisha Yadav (1/16), Smt. Madhu Yadav (1/16), Smt. Lajwanti Yadav (1/16)				4/2	5K-11M	0.69375
3		Son, Daughter, Widow & Mother of Late Sh. Praveen Yadav S/o Sh. Ramphal S/o Sh. Jaswant Singh In Collaboration with B. M. Gupta Developers Pvt. Ltd. vide Agreement No. 3122 dated 12-7-2019				7	3K-7M	0.41875
	Sub – Total (Collaboration Agreement – Annexure B/1)					3 Kitta	15K-18M	1.98750

4	Dhamlaka (Hadbast # 155) /  Jamabandi 2017-18	Sh. Krishan Pal (1/4), Sh. Mahabir (1/4) S/o Sh. Jaswant Singh S/o Sh. Tej Singh; Sh. Neeraj (1/8), Sh. Dheeraj (1/8) S/o Sh. Balraj Singh S/o Sh. Jaswant Singh & Sh. Vaibhav Yadav (1/16), Ms. Tanisha Yadav (1/16), Smt. Madhu Yadav (1/16), Smt. Lajwanti Yadav (1/16) Son, Daughter, Widow & Mother of Late Sh. Praveen Yadav S/o Sh. Ramphal S/o Sh. Jaswant Singh In Collaboration with B. M. Gupta Developers Pvt. Ltd. vide Agreement No. 3122 dated 12-7-2019	37	41	1//	6/1	0K-8M	0.05000
5						6/2	3K-8M	0.42500
6					2//	7	4K-13M	0.58125
7						8/3	5K-3M	0.64375
8						9/3	2K-2M	0.26250
9						10	6K-2M	0.76250
10						13/1/2	2K-6M	0.28750
11					14/1	4K-0M	0.50000	
	Sub – Total (Collaboration Agreement – Annexure B/1)					8 Kitta	28K-2M	3.51250
S. No.	Village / Jamabandi	Land Ownership – Share in Collaboration with	Khewat No.	Khatoni No.	Rect. No.	Killa No.	License Area A/f	
							K-M	Acres
12	Devlawas (Hadbast # 154) /  Jamabandi 2017-18	Sh. Raj Kumar (1/4), S/o Sh. Kundan Lal S/o Sh. Ganpat; Smt.Suresh Devi (1/4) W/o Sh. Raj Kumar S/o Sh. Kundan; Sh. Babu Lal (1/8), Sh. Vijay Pal (1/8) S/o Sh. Sughan Lal S/o Sh. Ganpat & Sh. Hari Singh (1/8) Sh. Ajay (1/8) S/o Sh. Tarachand S/o Sh. Ganpat In Collaboration with B. M. Gupta Developers Pvt. Ltd. vide Agreement No. 5914 dated 6-11-2019	32	32	9//	14	8K-0M	1.00000
13						15	3K-18M	0.48750
	Sub – Total (Collaboration Agreement – Annexure B/2)					2 Kitta	11K-18M	1.48750
14	Devlawas (Hadbast # 154) /  Jamabandi 2017-18	Sh. Ashok Kumar (1/2); Sh. Rem Chand (1/2) S/o Sh. Gajraj Singh S/o Sh. Kalia In Collaboration with B. M. Gupta Developers Pvt. Ltd. vide Agreement No. 7356 dated 27-12-2019	23	23 min	9//	6	3K-14M	0.46250
15						7	7K-19M	0.99375
	Sub – Total (Collaboration Agreement – Annexure B/3)					2 Kitta	11K-13M	1.45625
16	Devlawas (Hadbast # 154) /	Sh. Naresh Singh (1/3), S/o Sh. Nihal Singh; Sh. Yogesh Kumar (1/3),				3	5K-0M	0.62500

17	Jamabandi 2017-18	Sh. Rajesh Kumar (1/3) S/o Sh. Naresh Singh S/o Sh. Nihal Singh <i>In Collaboration with B. M. Gupta Developers Pvt. Ltd. vide Agreement No. 7741 dated 10-1-2020</i>	73	73 min	9//	4	2K-13M	0.33125
18						5	0K-7M	0.04375
	Sub – Total (Collaboration Agreement – Annexure B/4)					3 Kitta	8K-0M	1.00000
19	Dhaliawas (Hadbast # 173) /  Jamabandi 2013-14	Sh. Narender Singh Yadav (1/2); Sh. Sudhir Kumar (1/2) S/o Sh. Suraj Singh S/o Sh. Hari Singh <i>In Collaboration with B. M. Gupta Developers Pvt. Ltd. vide Agreement No. 58 dated 07-05-2020</i>	118	137	33//	23	8K-0M	1.00000
					37//	24	8K-0M	1.00000
						3/1	2K-9M	0.30625
			123	142	33//	17/1/2	0K-11M	0.06875
			160	182	33//	17/2/1	0K-11M	0.06875
	Sub – Total (Collaboration Agreement – Annexure B/5)					6 Kitta	22K-0M	2.75000
S. No.	Village / Jamabandi	Land Ownership – Share <i>in Collaboration with</i>	Khewat No.	Khatoni No.	Rect. No.	Killa No.	License Area A/f	
							K-M	Acres
20	Dhamlaka (Hadbast # 155) / Jamabandi 2017-18	<i>B. M. Gupta Developers Pvt. Ltd. (Salem) vide Sale Deed No. 483 dated 7-4-2011</i>	37	42	1//	15	4K-2M	0.51250
	Sub – Total (Sale Deed – Annexure B/6)					1 Kitta	4K-2M	0.51250
Total Land Area applied for License under DDYAY – 2016						25 Kitta	101K-13M	12.70625

The land parcels ownership and title detailed at S. Nos. 1 to 19 are in the name of land owners detailed, respectively hereinabove as per the revenue records, mutation and jamabandi and the land owners have entered into Collaboration Agreements and executed SPA with B. M. Gupta Developers Pvt. Ltd. detailed herein above enclosed as **Annexure(s) – B/4(i), B/4(ii), B/4(iii), B/4(iv) and B/4(v)**, respectively.

The land parcels ownership and title detailed at S. No. 20 is in the name of B. M. Gupta Developers Pvt. Ltd. detailed hereinabove as per the revenue records, mutation and jamabandi and the copy of Sale Deed & Mutation in name of B. M. Gupta Developers Pvt. Ltd. detailed herein above is enclosed as **Annexure B/5 and B/6**, respectively.

The total land licensed under Deen Dayal Jan Awas Yojna (DDJAY) – 2016 for setting up of an **“Affordable Plotted Housing Colony”** situated in the revenue estates of Village Dhaliawas admeasures 37K-18M, i.e., 4.73750 acres, 32K-4M, i.e., 4.02500 acres in Village Dhamlaka and 31K-11M, i.e., 3.94375 acres in Village Devlawas falling in the Tehsil and District Rewari, Haryana thus totally admeasuring **101K-13M, i.e., 12.70625 acres** under Medium Potential Zone. An area of 6.75000 acres falls in Sector 26 and 5.95625 acres falls in Sector 27 of District of Rewari as per Sectoral Circulation Plan.

RERA Registration for the Residential component measuring 12.198 acres is granted vide Registration Certificate No. HRERA-PKL-RWR-246-2021 dated 30.06.2021 valid till 31.12.2023 for which the completion certificate has been received from DTCP Haryana vide Memo No. LC-4308 Vol-II-PA(VA)-2023/27239 dated 21.08.2023.

The balance area of the DDJAY Colony measuring 0.508 acres earmarked as Commercial is proposed being developed as Shop-cum-Office (SCO) and the Standard Design of the same are approved by DTCP Haryana vide Memo No. ZP-1496/AD(VK)/2024/28655 dated 12.09.2024.

## **PROJECT PLANNING PARAMETERS**

9 no. Shop-cum-Office (SCO) forming part of the Commercial pocket are proposed with Ground Coverage of 653.90 sqm (32.10%) and total FAR (G+4) measuring 3,046.70 sqm (149.58%). 4 SCO's as per Collaboration Agreement fall under Landowners Share marked in Yellow Colour on the approved Site Plan duly signed by the Landowners. Remaining 5 SCO's are allocated as Developer Share highlighted in Orange Colour on the Site Plan.

## **PUBLIC HEALTH SERVICES**

The Public Health Services of the common area shall be laid along with the installation of the lift in the Shop-cum-Office (SCO's) proposed in the Affordable Plotted Housing Colony and connected to the master services in turn which stand laid and operational.

## **EXPENDITURE ENVISAGED**

A total expenditure of Rs 170.00 lacs is envisaged in construction and finishing of common areas with services and installation of 2 nos. staircases and installation of 1 no. lift. SCO's comprising of 9 shop-cum-office shall be marketed as plots and another Rs. 8.50 lacs is envisaged as administrative and marketing cost for construction and marketing of 9 SCO's, totalling to Rs. 178.50 lacs.

## **REVENUE ENVISAGED**

The revenue of 9 shops is envisaged at Rs. 602.53 lacs considering the saleable area measuring 602.53 sqm being sold @ Rs. 100,000 per sq. mtr.

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