

## **Technical Capacity of B. M. Gupta Developers Pvt. Ltd.**

B. M. Gupta Developers Pvt. Ltd. have been granted 4 (four) licenses by the Department of Town & Country Planning, Haryana comprising of various products which have been developed successfully or are being developed by the company, briefly described as under–

License No. 35 of 2009: Residential Plotted Colony over an area measuring 52.218 acres in Village Padianwas, Dhaliawas & Dhamlaka, Sector – 26, Tehsil and District Rewari, Haryana

- **Plotted Component (40.590 acres):**

Site Plan enclosed confirms development of 324 residential plots (269 general category and NPPL plots + 65 ESW plots). The internal services comprising of Sewer, Storm Water Drainage, Water, Sewage Treatment Plant, Rainwater Harvesting Pits, Underground Water Distribution Tank, Fire Pump Room, Roads, Green Parks apart from community facilities as approved in the Site Plan have been laid by the developer. DTCP Haryana has issued the part completion certificate under Rule 16 of the Haryana Development and Regulation of Urban Areas Rules 1976 vide memo no. LC-2108-JE(S)-2016/10592 dated 26.05.2016. The said project being completed before the enactment of RERA Act 2016 is not a registered project.

- **Group Housing Component (9.943 acres):**

Site Plan enclosed confirms development of 420 dwelling units (in Block – 2 to Block – 9) apart from 79 EWS units after construction of the towers, basement areas, convenient shopping and community building including laying of internal services comprising of Sewer, Storm Water Drainage, Water, Sewage Treatment Plant, Rainwater Harvesting Pits, Underground Water Distribution Tank, Fire Pump Room, Roads, Green Parks as approved in the Site Plan. DTCP Haryana has issued the occupation certificate under Code 4.10 of the Haryana Building Code vide BR-VII memo no. ZP-620/AD(RA)/2021/8254 dated 26.03.2021. The said project has been registered under RERA Act 2016 vide RERA Registration No. 241/2017 dated 26.09.2017 which stands completed.

Site Plan enclosed also approves development of 27 (luxury) dwelling units (in Block – 10) of which the super structure construction of the tower and basement area stands completed including laying of internal services comprising of Sewer, Storm Water Drainage, Water, Sewage Treatment Plant, Rainwater Harvesting Pits, Underground Water Distribution Tank, Fire Pump Room, Roads, Green Parks as approved in the Site Plan. The finishing work is under progress. The said project has been registered under RERA Act 2016 vide RERA Registration No. HRERA-PKL-RWR-208-2020 dated 23.07.2020 extended up to 10.12.2025 for which QPR's stand regularly filed.

- **Commercial Component (1.685 acres):**

Site Plan enclosed approves development of 151 shops (on Ground & First Floor) and 51 offices (on 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> Floor) of which the super structure construction and basement area stands completed including laying of internal services comprising of Sewer, Storm Water Drainage, Water, Sewage Treatment Plant, Rainwater Harvesting Pits, Underground Water Distribution Tank, Fire Pump Room, Roads, Green Parks as approved in the Site Plan. The finishing work is nearing completion. The said project has been registered under RERA Act 2016 vide RERA

Registration No. 243/2017 dated 26.09.2017 extended up to 25.06.2025 for which QPR's stand regularly filed.

License No. 73 of 2014: Affordable Group Housing Colony over an area measuring 5.975 acres in Village Dhaliawas & Dhamlaka, Sector – 26 & 27, Tehsil and District Rewari, Haryana

- Affordable Group Housing Component (5.975 acres):  
Site Plan enclosed confirms development of 934 dwelling units (in Tower – 1 to Tower – 4) after construction of the towers, basement areas, Anganwadi and community hall including laying of internal services comprising of Sewer, Storm Water Drainage, Water, Sewage Treatment Plant, Rainwater Harvesting Pits, Underground Water Distribution Tank, Fire Pump Room, Roads, Green Parks as approved in the Site Plan. DTCP Haryana has issued the occupation certificate under Code 4.10 of the Haryana Building Code vide BR-VII memo no. ZP-1034/PA(DK)/2022/31254 dated 14.10.2022.  
Site Plan enclosed also confirms development of 30 shops (i.e., 20 in Commercial – 1 & 10 in Commercial – 2). DTCP Haryana has issued the occupation certificate under Code 4.10 of the Haryana Building Code vide BR-VII memo no. ZP-1034-II/JD(RD)/2023/31512 dated 21.09.2023. The said project has been registered under RERA Act 2016 vide RERA Registration No. 89/2017 dated 23.08.2017 valid till 25.06.2024 and extension applied till 25.06.2025 for which QPR's stand regularly filed.
- Affordable Group Housing Component Commercial C1 First Floor & Second Floor (1,692.66 sq. meters):  
Site Plan enclosed confirms development of 40 additional shops (in Commercial 1 - 25 shops on First Floor and 15 shops on Second Floor). The said project has been applied for registration under RERA Act 2016 but stands returned for filing 2/3<sup>rd</sup> consents which is work-in-progress.

License No. 22 of 2021: Affordable Plotted Housing Colony over an area measuring 12.70625 acres in Village Dhaliawas, Dhamlaka & Devlawas, Sector – 26 & 27, Tehsil and District Rewari, Haryana

- Plotted Component (12.198 acres):  
Site Plan enclosed confirms development of 197 DDJAY plots. The internal services comprising of Sewer, Storm Water Drainage, Water, Sewage Treatment Plant, Rainwater Harvesting Pits, Underground Water Distribution Tank, Fire Pump Room, Roads, Green Parks apart from community facilities as approved in the Site Plan have been laid by the developer. DTCP Haryana has issued the part completion certificate under Rule 16 of the Haryana Development and Regulation of Urban Areas Rules 1976 vide memo no. LC-4308 Vol-II-PA(VA)-2023/27239 dated 21.08.2023. The said project has been registered under RERA Act 2016 vide RERA Registration No. HRERA-PKL-RWR-246-2021 dated 30.06.2021 extended up to 30.12.2023 for which QPR's stand regularly filed and the project has been completed.

- **Commercial Component (0.508 acres):**

Site Plan enclosed confirms development of 9 SCO plots. The internal services comprising of Sewer, Storm Water Drainage, Water, internal Road as approved in the Site Plan are being laid by the developer. The said project has been applied for registration under RERA Act 2016 which stands returned for compliance of some observations which are since complied and put up for approval of registration.

License No. 135 of 2009: Residential Plotted Colony (Additional) over an area measuring 5.9625 acres in Village Dhaliawas, Sector – 26, Tehsil and District Rewari, Haryana

- **Plotted Component (4.8125 acres):**

Site Plan enclosed confirms development of 43 additional residential plots (33 general category and NPPL plots + 10 ESW plots). The internal services comprising of Sewer, Storm Water Drainage, Water, Roads and Green Parks as approved in the Site Plan are being laid by the developer. The said project has been registered under RERA Act 2016 vide RERA Registration No. HRERA-PKL-RWR-551-2024 dated 23.02.2024 valid up to 25.06.2028 for which QPR's stand regularly filed and the project development is work-in-progress.

- **Group Housing Component (1.15 acres):**

In Principle approved Site Plan enclosed plans development of 52 dwelling units (in Block – 1) apart from 10 additional EWS units which is work-in-progress for inviting objection / suggestions of the erstwhile allottees of Blocks 2 to 10. The said project shall be registered under RERA Act 2016 once the building plans stand approved by DTCP Haryana.

### **Summary**

S. No.	License No	Product	Quantity	Status
1	License No. 35 of 2009 dated 11.07.2009			
a)	Plotted Component	Residential Plots	324 Nos.	Completed & CC Received
b)	GH Component	DU's & EWS Flats	499 Nos.	Completed & OC Received
		Flats (Luxury)	27 Nos.	Work-in-Progress
c)	Commercial Component	Shops	151 Nos.	Work-in-Progress
		Offices	51 Nos.	
2	License No. 73 of 2014 dated 01.08.2014			
a)	AGH Component	DU's / Flats	934 Nos.	Completed & OC Received
b)	Commercial Component	Shops	30 Nos.	Completed & OC Received
			40 Nos.	Work-in-Progress
3	License No. 22 of 2021 dated 13.05.2021			
a)	Affordable Plotted Component	Residential Plots	197 Nos.	Completed & CC Received
b)	Commercial Component	SCO's	9 Nos.	Work-in-Progress
4	License No. 135 of 2023 dated 26.06.2023			
a)	Plotted Component	Residential Plots	43 Nos.	Work-in-Progress
b)	GH Component	DU's & EWS Flats	62 Nos.	Work-in-Progress

Above summary shows that DTCP Haryana recognizes B. M. Gupta Developers Pvt. Ltd. as a recognized Developer as they have developed, completed and delivered multiple projects apart from the others which are ongoing projects.

B. M. Gupta Developers Pvt. Ltd. have an entire team of qualified personnels like engineers, managers and supervisors for Project Management apart from using Mivan Construction Technology for vertical developments and have an in-house RMC plant for lateral development projects. The undersigned is the Director (Technical) for deciding day to day solution for qualitative as well as timely completion of projects.

B. M. Gupta Developers Pvt. Ltd. outsources the design of projects to outsourced reputed Architect firms as well as engineering design to outsourced reputed Engineering firms.