



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 24.01.2024.

Item No. 239.68

(ix) Promoter: B.M. Gupta Developers Pvt. Ltd.

Project : "BMG Elegant City" (phase II) a Residential Plotted Colony on additional land measuring 4.812 acres (in addition to already granted license no. 35 of 2009 dated 11.07.2009 measuring 52.218 acres) falling in the revenue estate of village Dhaliawas, sector 26, Rewari.

Temp ID : RERA-PKL-1309-2023

Present: Sh. Manoj Kapoor, Authorized representative.

1. This application is for registration of a project namely "BMG Elegant City" (phase II) a Residential Plotted Colony on additional land measuring 4.812 acres (in addition to already granted license no. 35 of 2009 dated 11.07.2009 measuring 52.218 acres falling in the revenue estate of village Dhaliawas, sector 26, Rewari. License No. 135 of 2023 dated 26.06.2023, which is valid upto 25.06.2028, has been granted by Town and Country Planning Department for additional land measuring 5.962 Acres. Out of 5.912 acres, the promoter has applied for registration of 4.812 acres excluding the Group Housing pocket measuring 1.15 acres.

2. On 07.08.2023, the Authority had conveyed the following deficiencies:

- i. *Registration fee submitted by the promoter is Rs. 1,37,542/- whereas the promoter has not given break up of area to be registered, i.e., Plotted/Group Housing;*
- ii. *The promoter has not submitted Demarcation plan, zoning plan and building plans of the Group Housing Pocket. Demarcation plan and zoning plan of the plotted area is pre-requisite for grant of a RERA registration;*
- iii. *The promoter shall submit a schedule showing status of total licensed land of 52.218. acres (i.e. area registered with RERA/area for which completion has been granted/date on which such completion has been granted;*



- iv. *The land falling to the share of the landowners has not been earmarked on the plan duly signed by licensee and landowners. No joint undertaking has been submitted which mentions that 70% amount from the sale of plots of both licensee and landowners shall be deposited in the Escrow account;*
 - v. *The promoter should indicate the total number of plots specially falling in the additional license.*
3. The promoter vide reply dated 17.08.2023 has:
- i. *Submitted revised application form for registration of 4.815 acres (earlier the application was of 5.962 acres). Necessary changes need to be made in online application form. It has also been submitted that they will apply separately for Group Housing portion measuring 1.15 acres after receipt of approved Building Plans.*
 - ii. *Submitted Rs. 1,37,542/- which is in order.*
 - iii. *Earmarked the land falling to the share of the landowners on the plan duly signed by licensee and landowners.*
 - iv. *The saleable area comprises of 43 plots (of four different sizes).*
4. The Authority on 21.08.2023, had directed the promoter to submit a copy of approved zoning plan and also a joint undertaking (between landowners and developer) that 70% amount from the sale of plots of both licensee and landowners shall be deposited in the RERA account.
5. Promoter vide reply dated 16.01.2024 has complied with the above stated observations. The Authority decided to register the project subject to the following special conditions:
- i. The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 15 days from the issuance of this registration certificate, till which time no plots shall be sold. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
 - ii. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
 - iii. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
 - iv. Following plots coming to the share of landowners cannot be put to sale by the promoter:



Sr. No.	Plot No.	Total number of plots	Landowner	Area (Sq. Mtr.) of each plot	Total area of plots (Sq. Mtr.)
1	68A, 68B & 68N	3	Rakesh Yadav	313.014	939.042
2	343, 347 & 348	3	Rakesh Yadav	224.40	673.2
3	68C, 68D & 68M	3	Rameshwar Dayal	313.014	939.042
4	342, 349 & 350	3	Rameshwar Dayal	224.40	673.2
Total		12			3,224.484

- v. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 1.685 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
6. Authority directs the office to make necessary corrections in REP-I.
7. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy

[Handwritten Signature]

Executive Director,
HRERA, Panchkula

[Handwritten Signature]
12/2/24

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

LA Monika