



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 21.02.2024.

Item No. 242.25

(vii) Promoter: **B.G. AGRITECH PVT. LTD.**

Project : **“SBH CITY YAMUNA NAGAR - VRINDA KUNJ II” an Affordable Residential Plotted Colony (DDJAY-2016) on land measuring 11.197 acres (license no. 126 of 2019 dated 20.09.2019) falling in sector 22 & 24, Yamuna Nagar.**

Temp ID : **RERA-PKL-1372-2023**

Present: **Sh. Vijay Verma, CEO of the Company.**

1. This application is for registration of a new project namely “S B H CITY YAMUNA NAGAR - VRINDA KUNJ II” an Affordable Residential Plotted Colony (DDJAY-2016) on land measuring 11.197 acres falling in the revenue estate of village Bhatauli & Jagadhari, sector 22 & 24, Yamuna Nagar. License no. 126 of 2019 dated 20.09.2019 valid upto 19.09.2024, has been granted by Town and Country Planning Department.
2. The following short comings were conveyed to the promoter on 21.11.2023:
 - i. Total land shown in the land utilization table does not match with the registration application;
 - ii. Legible copy of zoning plan be submitted;
 - iii. Copy of demarcation plan not submitted;
 - iv. Authorization to file application for registration under RERA is submitted on behalf of “M/S Sunrays Heights Private Limited” which is not associated with this project;
 - v. Balance Sheet of FY 2021-2022 and 2022-2023 has not been submitted;
 - vi. The promoter has got this license migrated from license no. 215 of 2007 dated 05.09.2007 of a residential plotted colony measuring 76.99 acres, however this



application is for registration of 11.197 acres. what about the status of the remaining land?

- vii. Sharing Clause 2(a) of Collaboration agreements are blank, and therefore the share of landowners cannot be ascertained;
 - viii. The SPA submitted by the promoter does not confer powers to market, advertise, sell and execute conveyance deeds to the promoter;
 - ix. License condition (y) freezes 50% of the saleable area, the promoter should mark these plots clearly on the layout plan;
 - x. The promoter should submit an Affidavit stating that no plots have been sold till date in the said colony.
3. The promoter vide reply dated 14.12.2023 and 27.12.2023 had submitted the following documents which have been examined with the following observations:

S.no.	Observations	compliance
1.	Total land shown in the land utilization table does not match with the registration application;	Correct land utilization table has not been submitted.
2.	Legible copy of zoning plan be submitted;	Submitted
3.	Copy of Demarcation plan not submitted;	Submitted
4.	Authorization to file application for registration under RERA is submitted on behalf of "M/S Sunrays Heights Private Limited" which is not associated with this project;	Submitted
5.	Balance Sheet of FY 2021-2022 and 2022-2023 has not been submitted;	Submitted
6.	The promoter has got this license migrated from license no. 215 of 2007 dated 05.09.2007 of a residential plotted colony measuring 76.99 acres, however this application is for registration of 11.197 acres. what about the status of the remaining land?	Promoter has stated that 50.949 acres is still under migration with Director General, Town and Country Planning, Haryana.
7.	Sharing Clause 2(a) of Collaboration agreements are blank, and therefore the share of landowners cannot be ascertained;	Three supplementary agreements submitted, however, are not registered and do not confer powers to the developer to execute conveyance deeds in favour of the allottees.
8.	The SPA submitted by the promoter does not confer powers to market, advertise, sell and execute conveyance deeds to the promoter;	SPA not submitted; powers delegated through Board resolutions.
9.	License condition (y) freezes 50% of the saleable area, the promoter should mark these plots clearly on the layout plan;	Submitted DTCP Policy dated 25.08.2022 wherein DTCP has now freezed 10%



		of saleable plots. These freezed plots have not been shown on the layout plan.
10.	The promoter should submit an Affidavit stating that no plots have been sold till date in the said colony.	Submitted

4. The promoter had complied with observations at serial no. (2) to (5), and (10) and not complied with observations at serial no. (1), (6) to (9).

5. With regard to deficiency at serial no. (6), the Authority observes that the promoter should immediately apply for the registration of the remaining area measuring 50.949 acres since it falls in the category of an 'ongoing project' as per RERA Act, 2016 and rules framed thereunder.

6. Today, the Promoter has not submitted registered supplementary Agreement and all the above-mentioned deficiencies are not complied with, the Authority decides to reject the said application for registration with a liberty to Promoter to file a fresh application. The registration fee deposited by the applicant will be adjusted after deduction of 5% administrative charges.

7. Disposed of.



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18/3/24.

True copy

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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 (Moulika)