



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. 266.57

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

Project : “BMG NIRVAAN SCO” a Commercial pocket measuring 0.503 acres forming part of an Affordable Residential Plotted Colony measuring 12.706 acres in sector-26 & 27, Rewari.

Temp ID : RERA-PKL-1544-2024

Present: Sh. Manoj Kapoor, Authorized representative.

1. This application is for registration of a project namely “BMG NIRVAAN SCO” a Commercial pocket measuring 0.503 acres forming part of an Affordable Residential Plotted Colony measuring 12.706 acres in sector-26 & 27, Rewari. License No. 22 of 2021 dated 13.05.2021 valid upto 12.05.2026 has been granted by Town and Country Planning Department for setting up of an Affordable residential plotted colony measuring 12.706 acres. Completion certificate for this colony has been granted by the DTCP, Haryana on 21.08.2023.

2. The application was examined and the following observations were conveyed to the promoter on 04.10.2024:

- i. MCA website shows unsatisfied loan of Rs. 37.35 crores, is this loan is against project land;
- ii. Acknowledgement of filing the income tax returns of last three years be submitted;
- iii. The promoter should inform whether license no. 22 of 2021 has been entered in the revenue records;
- iv. The promoter should submit a Joint undertaking stating that the promoter and land owner/Licencees shall be jointly and severally liable under the provisions of RERA Act/Rules;



- v. The promoter should submit a Joint undertaking that no clause of the Development right transfer agreement/business transfer agreement//SPA shall be amended/modified without the prior consent of DTCP Haryana and RERA. The promoter and licensee/landowners should also not execute an addendum to the Development right transfer agreement/business transfer agreement/SPA without the prior consent of DTCP Haryana and RERA;
 - vi. How the landowner/licencees comply with the provisions of 4(2)(I)D by depositing 70% amount obtained from the allottees in the escrow account;
 - vii. The promoter should submit an undertaking that they shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees;
 - viii. No joint undertaking showing the number/area of the plots falling to the share of the licensee/landowners has been submitted. Further, layout plan showing plots of Landowner/licencees should be submitted. However, signatures of one of landowners i.e. Sh. Narender Singh does not match;
 - ix. Promoter should submit a brief note stating its financial and technical capacity to develop this project;
 - x. No default CA certificate is not submitted;
 - xi. Cost of land is mentioned zero in REP-1 Part C;
 - xii. REP I (Part H) is incomplete, it does not show whether the plots will be sold by the promoter or will be constructed by him.
3. Today, Sh. Manoj Kapoor appeared on behalf of the promoter and stated that they have filed reply to the above observations today.
4. The Authority directs the office to examine the reply and place it before the Authority on the next date of hearing.
5. Adjourned to 16.10.2024.



True copy

Executive Director,
HRERA, Panchkula

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

LA (Monika)