



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

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

Project : "BMG ANTRIKSH COMMERCIAL- C1 (FIRST FLOOR & SECOND FLOOR)" on additional FAR measuring 1692.66 sq. mts. (1st and 2nd floor of commercial site 01 forming part of an Affordable Group Housing Colony measuring 5.975 acres in sector-26 & 27, Rewari.

Temp ID : RERA-PKL-1433-2024

Present: Sh. Manoj Kapoor, Authorized representative.

1. This application is for registration of a project namely "BMG ANTRIKSH COMMERCIAL- C1 (FIRST FLOOR & SECOND FLOOR)" on additional FAR measuring 1692.66 sq. mts. forming part of an Affordable Group Housing Colony measuring 5.975 acres in sector-26 & 27, Rewari. License No. 73 of 2014 dated 13.02.2014 valid upto 12.02.2019 extended upto 26.09.2025 has been granted by Town and Country Planning Department.

2. The application was examined and 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. As per the revised building plan, registration fee of commercial 01 (first floor & second floor) with FAR 1648.802 sq. mts. works out to be Rs. 28,854/-, therefore the fee is deficit by Rs. 3,464/-. (If the FAR is 1692.66 sq. mts., the deficit fee would be Rs. 4,231/-). However, the FAR needs to be reconfirmed.



- iii. The promoter should inform whether license no. 53 of 2024 has been entered in the revenue records;
 - iv. No default CA certificate is not as per prescribed format and does not mention license no./area under consideration for registration;
 - v. Date of approval of Building plans in REP-I Part C is mentioned as NA, however Building Plans of Commercial C-01 have been approved;
 - vi. Promoter should submit a brief note stating its financial and technical capacity to develop this project;
 - vii. Cost of land is mentioned zero in REP-1 Part C;
 - viii. Promoter should submit Environment clearance certificate due to increase in FAR from 4% to 8%;
 - ix. 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;
 - x. The promoter has submitted consent of 225 allottees (for revision of building plans) and stated that remaining consent will be submitted on or before 23.10.2024, however total number of allottees has not been stated.
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) 27/10/24.