



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 26.03.2025.

Item No. 282.03

Consideration of the applications received by the Authority for Registration of New Projects.

(i) 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-1651-2025

Present: Sh. Manoj Kapoor and Ms. Sangeeta Jain on behalf of the promoter.

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 19.03.2025:

- i. The promoter has submitted layout plan showing plots of licensee/landowner however, no joint undertaking showing the number/area of the plots falling to the share of the licensee/landowners (50% of total commercial saleable area) has been submitted;
- ii. The name of all the licensees (18 nos.) need to be mentioned in REP I (Part B);



- iii. The cost of 8.5 lacs mentioned at Sr. no. (iv) in REP I (Part C) seems incorrect for an area of 0.503 acres;
- iv. Address of the persons operating the RERA account have not been given I REP I (Part D);
- v. The joint undertaking dated 7th October 2024, relating to the 70% amount collected from the allottees to be deposited in the RERA account, shows the account no. of Master collections account and not RERA account;
- vi. The payment plan is not development linked and proposes to take 95% amount within 120 days. Only one payment plan be submitted;
- vii. Projected cash flow statements (quarterly) of the proposed project be submitted;
- viii. A certificate from CA that the information provided in A to II Performa is as per the Books of account/Balance sheets of the applicant company.

3. The promoter vide reply dated 20.03.2025, 25.03.2025 and 26.03.2025 has complied with all the above observations. After consideration, the Authority finds the project fit for registration 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 30 days from the issuance of this registration certificate, till which time no plots shall be sold. If the 70% RERA account varies from the account already mentioned in REP-I, the Promoter is directed to issue a public notice of size 3 x 3 (inches) (in two newspapers widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
- II. The promoter and landowner/licencees shall comply with the provisions of Section 4(2)(I)(D) of RERA Act, 2016 which states that 70% of the amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP-I.
- III. That as per the joint undertaking dated 07.10.2024, both the promoter and land owner/licencees shall be jointly and severally liable under the provisions of RERA Act/Rules.
- IV. 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.




- V. Promoter 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.
- VI. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- VII. No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code should also be affixed on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.
- VIII. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account.
- IX. No clause of the Collaboration Agreement/GPA 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 collaboration agreement/GPA without the prior consent of DTCP Haryana and RERA.
- X. Following SCOs/unit coming to the share of landowners cannot be put to sale by the promoter:

| Sr. No. | SCO No. | Total Plots | Size of each Plot in sq. mtrs. | Landowner |
|---------|---------|-------------|--------------------------------|---|
| 1. | 1 & 2 | 2 | 65.20 | Sh. Krishan Pal and others |
| 2. | 5 | 1 | 34.53 | Sh. Ashok Kumar & Prem Singh |
| 3. | 3 | 1 | 65.20 | Sh. Narender Singh Yadav & Sh. Sudhir Kumar |

4. The office is directed to make necessary changes in the A to H.
5. **Disposed of.** File be consigned to record room after issuance of registration certificate.



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.



CA (Monika)