



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 28.05.2025.

Item No. 288.03

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

Project : “BMG ANTRIKSH COMMERCIAL- C1 (FIRST FLOOR & SECOND FLOOR)” on additional FAR measuring 1616.08 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-1687-2025

1. This application is for registration of a project namely “BMG Antriksh Commercial-C1 (First Floor & Second Floor)” on additional FAR measuring 1616.08 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-I 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. The promoter submitted replies vide letters dated 09.10.2024, 14.10.2024 & 16.10.2024 however the deficiency at serial no. (x) was not complied. The Authority on 18.10.2024, via circulation, decided to return the said application with a liberty to file afresh.
4. Now, the promoter has applied afresh vide Temp Id-1687-2025 alongwith 5% fee as processing charges which is deficit by Rs. 173/- and submitted total 633 consents (out of 923 allottees), 13 consent (out of 20 allottees of Shops C1GF) and 7 consents (out of 10 allottees of Shops C2GF) vide letters dated 19.09.2024, 14.10.2024, 25.11.2024, 27.11.2024, 03.03.2025 (has been placed before the Authority on 07.05.2025 vide item no. 286.20).
5. The promoter 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 floors 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. 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. 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.
- IV. 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.
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.



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