



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 26.08.2026.

Item No. 330.03

- (xiii) **Promoter:** B G AGRITECH PVT. LTD.
- Project Name:** SBH CITY YAMUNA NAGAR PHASE-I" An Affordable Residential Plotted Colony under DDJAY-2016 to be developed over land measuring 14.8441acres falling in the revenue estate of village Bhatauli & Jagadhari, Sector 22 & 24, Yamuna Nagar, Haryana.
- Temp Id:** RERA-PKL-1701-2025.
- Present:** Sh. Jyoti Sidana and Sh Rajesh Thakur appeared on behalf of the promoter.

1. This application is for the registration of a real estate project namely "SBH CITY YAMUNA NAGAR PHASE-I" An Affordable Residential Plotted Colony under DDJAY-2016 to be developed over land measuring 14.8441acres (under migration policy dated 18.02.2026 from part of licence No. 215 of 2007 dated 05.09.2007, residential plotted colony of area measuring 76.99 acres) falling in the revenue estate of village Bhatauli & Jagadhari, Sector 22 & 24, Yamuna Nagar, Haryana bearing License No. 125 of 2019 dated 20.09.2019 valid upto 19.09.2024 renewed upto 19.09.2026 granted by Town and Country Planning Department, Haryana in favour of B.G.Agritech Pvt. Ltd., Silver Star Realtors Pvt. Ltd., S. M. Housing Pvt. Ltd., Sh. Amrit Lal S/o Sh. Nathu Ram in collaboration with B.G.Agritech Pvt. Ltd.

2. The application was examined and following observations were conveyed to the promoter on 21.08.2026:

- Net Worth certificate of BG Agritech Private Limited not in order.as it is not certified by CA.
- Net worth Certificate of Sh. Harish Bhatt and Sh. Sushil K Bhardwaj not in order as it is not certified by CA.



13

- iii. GPA of Sh. Amrit Lal in favour of B.G. Agritech Pvt. Ltd. not submitted.
- iv. Collaboration agreement stating the consideration given to Sh. Amrit Lal by the developer be submitted.
- v. Joint undertaking stating the list of the plots coming to the share of landowners be submitted.
- vi. ITR of BG Agritech Private Limited for year 2025-2026 not submitted.
- vii. Land utilization table mentioned in Form Rep-I is incorrect.
- viii. License condition (y) freezes 50% of the saleable area; the promoter should mark these plots clearly on the layout plan.
- ix. The Promoter should submit an Affidavit stating that no plots have been advertised/booked/ sold till date in the said colony.
- x. Non Default Certificate not submitted.
- xi. CA Certificate certifying FORM REP-I A to H not submitted.
- xii. 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 14.844 acres. What about the status of the remaining land?
- xiii. Details of all the three bank accounts on the letter head of the bank be submitted along with the bank statement stating that no transaction has been done from its inception.
- xiv. Latest Board Resolution in favour of the Authorized Signatory not submitted.
- xv. Lists of the plots affected by 11 KV HT line and 66 KV HT Line be submitted.
- xvi. List of 15 % mortgaged plots be submitted.
- xvii. Balance sheet of the promoter for year 2025-2026 be submitted.
- xviii. Registration fee is deficit of ₹46,763.
- xix. The date of completion in REP-II is 19.09.2027 however cash flow is given upto Dec-30 clarification regarding same may be given.
- xx. Date of approval of building plan is given as 20.09.2019 in Rep-I whereas it is a plotted colony.
- xxi. Clause 1 of Rep-II is not in order.
- xxii. Gist of collaboration Agreements be submitted.
- xxiii. The said licence was granted in Sept 2019- an Affordable Residential Plotted Colony (under DDJAY-2016) which has to be completed with a period of (5 +2 years). Therefore, the said Project has to be completed by Sept 26. How will the Promoter complete the said project within this period.
- xxiv. Since it is a migrated Licence from Licence No 215 of 2007 measuring 76.99 acres therefore why this project should not be treated as a part of an ongoing Project. The status of the remaining land may also be informed.

3. Vide replies dated 24.08.2026 and 26.08.2026, the promoter has complied with the observations, except those mentioned at Serial Nos. (ii), (vi) and (xvii). The Authority further observed that, as per the licence, the same was granted in favour of B.G. Agritech Pvt. Ltd., Silver Star Realtors Pvt. Ltd., S.M. Housing Pvt. Ltd. and Sh. Amrit Lal S/o Sh. Nathu Ram,



in collaboration with B.G. Agritech Pvt. Ltd. However, the land belonging to Sh. Amrit Lal has been transferred in the name of the promoter. Despite the said transfer, the necessary changes in the licence have not been carried out.

4. In view of the above discrepancy in the licence and the non-compliance of the observations mentioned at Serial Nos. (ii), (vi) and (xvii) above, the Authority decided to reject the application for registration with a liberty to file afresh with of 5 % administrative charges.

5. **Disposed of.**



True copy

Secretary (Acting),
HRERA, Panchkula

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

LA-Indu

Indu
07/09/26

22/08

3/3