



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 02.09.2026.

Item No. 331.03

- (viii) **Promoter:** **B G AGRITECH PVT. LTD**
- Project Name:** **“SBH CITY YAMUNA NAGAR NORTH AVENUE-II” An Affordable Residential Plotted Colony under DDJAY-2016 to be developed over an area measuring 11.1970 acres falling in the revenue estate of village Bhatauli & Jagadhari, Sector 22 & 24, Distt. Yamuna Nagar, Haryana.**
- Temp Id:** **RERA-PKL-1702-2025.**
- Present:** **Sh. Jyoti Sidana appeared on behalf of the promoter.**

1. This application is for the registration of a real estate project namely “SBH CITY YAMUNA NAGAR NORTH AVENUE-II” An Affordable Residential Plotted Colony under DDJAY-2016 to be developed over an area measuring 11.1970 acres (under migration policy dated 18.02.2026 from part of licence No. 215 of 2007 dated 05.09.2007, residential plotted colony of an area measuring 76.99 acres) for which licence No 126 of 2019 dated 20.09.2019 was granted. This licence has been renewed upto 19.09.2026 falling in the revenue estate of village Bhatauli & Jagadhari, Sector 22 & 24, Distt. Yamuna Nagar, Haryana 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. 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:

- i. Net Worth certificate of Bg Agritech Private Limited not in order.as it is not certified by CA.
- ii. Net worth Certificate of Sh. Harish Bhatt and Sh. Sushil K Bhardwaj not in order as it is not certified by CA.
- iii. ITR of BG Agritech Private Limited for year 2025-2026 not submitted.



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- iv. License condition (y) freezes 50% of the saleable area; the promoter should mark these plots clearly on the layout plan.
- v. The Promoter should submit an Affidavit stating that no plots have been advertised/booked/sold till date in the said colony.
- vi. Land utilization table mentioned in Form Rep-I is not in order.
- vii. Non Default Certificate not submitted.
- viii. CA Certificate certifying FORM REP-I A to H not submitted.
- ix. 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 11.197 acres. What about the status of the remaining land?
- x. 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.
- xi. Latest Board Resolution in favour of the Authorized Signatory not submitted.
- xii. Lists of the plots affected by 11 KV HT line be submitted.
- xiii. List of 15 % mortgaged plots be submitted.
- xiv. Balance sheet of the promoter for year 2025-2026 be submitted.
- xv. Registration fee is deficit of ₹33,846.86.
- xvi. The date of completion in Rep-II is 19.09.2027 however the cash flow is given upto Dec-30. Clarification regarding same be given.
- xvii. Clause 1 of Rep-II is not in order.
- xviii. Gist of collaboration Agreements be submitted.
- xix. The said licence was granted in Sept 2019- for 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.
- xx. 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. Pursuant thereupon, promoter filed replies dated 24.08.2026 and 26.08.2026 which were examined by the project branch . As informed/report by project branch, the promoter has complied with the observations, except those mentioned at Serial Nos. (ii) and (xii). Accordingly, the Authority after consideration on 26.08.2026 directed the promoter to comply with the above deficiencies before the next date of hearing i.e. 02.09.2026

4. Today, Sh. Jyoti sidana appeared on behalf of the promoter and informed that deficit documents in compliance of observation at Serial Nos. ii and xii. have been submitted. Considering the examination/ scrutiny by project branch and documents on record the Authority finds the project fit for registration subject to the following special conditions:



- i. The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. The Promoter is also directed to issue a public notice of size 3 x 3 (inches) (in two newspapers widely circulated in the area including one in Hindi) indicating all three accounts i.e., 100%, 70% and 30% account 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 payment plan approved by the Authority, having quantum of all other charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
- iii. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.4202 Acres to the Authority along with deficit fee, if any, within 15 days after the approval by Town & Country Planning Department. Till then, the promoter shall not dispose of an part/unit of the commercial pocket.
- iv. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- v. Promoter shall 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.
- vi. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with its validity issued by the Authority. The QR code, RC number alongwith its validity should be affixed on the top-right corner 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.
- vii. 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.
- viii. That any change in the communication address shall be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in Form REP-I.
- ix. Both the promoter and landowners shall comply with the provisions of section 4(2)(I)(D) of RERA Act, 2016 (as per their shareholding in the Saleable area as agreed to in the Collaboration Agreement) 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. All proceeds from sale of plots (of both the landowners and the promoter) shall be first deposited in 100% Master Collection Account from which 70 % of the amount shall be transferred to separate RERA Account on the same business day.



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- x. That as per joint undertaking cum affidavit, no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter shall also not execute any addendum to the collaboration agreement subsequently.
- xi. That as per the joint undertaking, both the landowners and developer shall be jointly and severally liable under the provisions of RERA Act/Rules and Regulations made thereunder.
- xii. That following plots coming to the share of landowners cannot be put to sale by the promoter, however can be sold by the Landowners only:

Name of Land Owner	Plot No.	Total Plots	Total Area (in Sqm)
M/s Silver Star Realtors Pvt. Ltd.	P8, B-129-131	4	444.788
M/s SM Housing Pvt. Ltd.	B-132-135 B-64-73	4 10	396.80 992.00
	Total	18	1833.588

- xiii. Following Plots mortgaged shall not be sold by the promoter unless defreezed by the DTCP and RERA Panchkula:

Type of Plots	Area of plot in SQM	Plot No.	Total No. of Plots Mortgaged	Total area of Mortgaged Plots in SQM
A	90	1-18 & 20-22	21	1,890.00
B	99.2	23-31 & 57-59	12	1,190.40
D	108.5	56	1	108.50
O	140.1	19	1	140.10
P1	108.632	32	1	108.63
P3	148.002	55	1	148.00
TOTAL			37	3,585.63

5. **Disposed of.** File be consigned to record room after issuance of registration certificate. Payment Plan be uploaded on the web portal of the Authority. Land Utilization in Form REP-I



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.

CA-Indr.

Qdu
11/09/26

10/09

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