



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 13.11.2024.

Item No. 269.27

Extension and continuation of RERA Registration for second and third year under section 7(3) of RERA Act, 2016.

Promoter: M/s B.M. Gupta Developers Pvt. Ltd.

Project: 'Elegant Homes' (Part Completion) in area 4417.938 sq. mtrs., Residential plotted colony (7 Plots) of residential plotted colony situated in sector-26, Garhi Bolni Road, Tehsil and District Rewari, Haryana

Reg. No.: 242 of 2017 dated 26.09.2017 valid upto 25.09.2021 (after giving 9 months covid period, the registration will be valid upto 24.06.2022).

License No. 35 of 2009 dated 11.07.2009, renewed upto 10.07.2025.

Present: Mr. Arpit Gupta, Promoter.

1. Vide letter dated 21.02.2024 and 24.06.2024 the promoter has applied for extension and continuation of registration of project for second and third year.

2. The promoter has applied on prescribed proforma Rep-V Form. The applicant promoter has submitted extension fee for first, second, third year Rs. 1,395/-, Rs. 1,737/- and Rs. 875/- respectively.

3. License no. 35 of 2009 dated 11.07.2009 on land measuring 52.218 acres, renewed upto 10.07.2025.

4. The promoter has submitted:

- i. *Occupation Certificate for residential building on Plot no. C-115, 116, 131, 134, vide BR-VII memo no. 1276 dated 02.05.2019, memo no. 62 dated 08.01.2019, memo. no. 6330 dated 14.11.2022 and memo no. 4920 dated 09.12.2019; and conveyance deed of plot no. C-115(GF, FF, SF), 116(GF, FF, SF), C-131(1ST, 2ND, 3RD Floor) and C-134(FF, SF, TF, FF).*



- ii. For plot no. C-132, C-133(unconstructed plots)- submitted Part Completion Certificate for residential plotted colony developed on the land measuring 52.218 acres in sector-26, Rewari (license no. 35 of 2009 dated 11.07.2009) vide LC-IX memo no. LC-2018-JE(S)-2016/10592 dated 26.05.2016 and conveyance deed of plot no. C-132 and C-133.
 - iii. Plot no. 130, registered for being sold as independent floor has neither been constructed nor sold till date.
5. Explanatory note: Due to pendency of the completion certificate of license no. 35 of 2009 dated 11.07.2009 valid till 10.07.2025 and in view of the Authority interim order to continue the registration till grant of completion certificate.
6. On 24.04.2024, after consideration, Authority decided that promoter should submit CA Certificate, Engineer Certificate and Architect Certificate as well as photographs of project. After that extension case will be considered.
7. Vide reply dated 27.05.2024 and 12.06.2024, the promoter has submitted the following:
 - i. Request letter seeking consent for revision of Registration certificate no. 242 of 2017 regarding: No objection in sale of plot nos. 132 & 133 undeveloped as plots and Deletion of plot no. 130 from the registration for being sold as plot.
 - ii. Architect certificate dated 10.05.2024 states remaining % of work is 20.58%. Engineer certificate and CA certificate dated 09.05.2024 states that balance estimate cost of completion of work is 123.48 lacs and percentage of work done with reference to total estimated cost is 79.42%. Total money deposited in the escrow account is 1004.74 lakhs and Money withdrawn from the Escrow account is 997.23 lakhs.
 - iii. Photographs of the plots have been submitted.
 - iv. QPRs have been uploaded up to 31.03.2024.
8. The promoter has received OC for four plots. The promoter has applied for continuation of registration (for 2nd and 3rd year) and paid fee of one plot i.e. 116 (GF & FF) as conveyance deeds of these floors have not been executed by the promoter. The promoter has sold two unconstructed plots and Authority imposed a penalty of Rs. 50,000/- for the same in Suo complaint no. 3090 of 2022, which was paid by the promoter. The promoter requested to grant no objection in sale of plot nos. 132 & 133 undeveloped as plots and Deletion of plot no. 130 from the registration for being sold as plot.
9. On 10.07.2024, Authority deferred the matter to 11.09.2024 and directed Ld. CTP to enquire from other Authorities regarding deletion of area from already registered project.



10. Vide reply dated 03.09.2024, the promoter states that they request for consigning their request for discontinuation of RERA registration no. 242 of 2017 dated 26.09.2017 on account of Occupation Certificates of independent floors being received from DTCP Haryana.

The promoter states that they are not desirous of constructing and selling plot no. C-130 as Independent Floor and prays:

- a. Request for corrigendum to RC no. 242 of 2017 being issued for an area measuring 2583.02 sq. mtr instead of 4437.938 sq. mtr.;
- b. Copy of request letters for seeking consent from 2/3rd allottees for removing plot no. C-130, 132, 133 from RC have been enclosed;
- c. Request to grant 1st, 2nd, and 3rd extension upto 25.06.2025.

11. On 11.09.2024, Authority decided that promoter be conveyed fee including late fee if any. After deposit of fee, request of promoter will be considered. Adjourned to 09.10.2024.

12. The promoter applied for extension on REP V on 21.02.2024 & 24.06.2024. Penalty fee calculated as per resolutions no. 261.34 dated 07.08.2024 is Rs. 1,12,200/- (with total FAR 3,217 x 11.25 rate). Promoter had paid Rs. 4,007/-. The balance fee is required to be deposited.

13. On request of the promoter, matter was adjourned to 15.01.2025.



at 16/12/24

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)