



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 08.01.2025.

Item No. 274.40

Continuation of registration of project for 2nd year u/s 7(3) of RERA Act, 2016.

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

Project: Additional Group Housing pocket of 4865.62 sq. mtrs. forming part of 'BMG Aspire (Elegant Heights)' measuring 9.943 acres in the larger plotted colony of 52.2018 acres situated in Sector 26, Rewari.

Reg. No.: HRERA-PKL-RWR-208-2020 dated 23.07.2020 valid upto 10.07.2023, first extension granted upto 10.12.2024.

1. The promoter has applied for continuation of registration of project for second year, i.e., upto 10.12.2025 under Section 7(3) of RERAct, 2016 on prescribed proforma Rep-V Form. The applicant promoter has submitted extension fee of Rs. 44,705/- and late fee of Rs. 20,490/-. The promoter should submit a copy of building plan, so that extension fee and late fee can be calculated.
2. License No. 35 of 2009 dated 11.07.2009 has been granted by DTCP for setting up of a residential plotted colony measuring 52.218 acres, which is renewed upto 10.07.2025.
3. Explanatory note: *Overall delay of approximately 12 months being applied for extension is primarily due to paucity of fund flow on account of sluggish sales of 8 out of 27 dwelling units remaining unsold leading to delay in procurement of material and workforce for completion of finishing works of Tower-10.*
4. The promoter has submitted quarterly progress reports till 30.09.2024.
5. The promoter has also submitted Annual Report on statement of accounts under section 4(2)(1)(d) for FY 2023-24 and photographs of the project has been annexed.



6. Architect certificate dated 21.11.2024 for period ending 30.09.2024 states that 93.45% of work completed regarding construction of building and 67.96% work completed of internal infrastructure & finishing of apartments.

7. Engineer certificate for period ending 30.09.2024 states:

	(Amount Rs. in lacs)
Total estimated cost for completion of project:	3458.44
Estimated cost incurred on 30.09.2024:	3086.04
Balance cost of completion:	375.40

8. CA certificate dated 11.01.2024 states: (Amount Rs. in lacs)

Total cumulative cost incurred upto 30.09.2023: 2685.04

Percentage of remaining apartment construction works: 6.55%

Balance cost of the construction work in apartment to be incurred: 188.24

Total cumulative cost incurred on infrastructure development work in the project upto 30.09.2023: 397.19

Percentage of remaining infrastructure development work in terms of cost: 32.04%

Balance cost of Infrastructure Development work to be incurred: 187.21

9. After consideration, Authority decided to grant second extension of one year, i.e., up to 10.12.2025 under Section-7(3) of RERA Act, 2016. Promoter should also submit copy of building plans showing the registered area.

10. Adjourned to 05.03.2025.



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.

all ready
CA (Monika) 28/11/25