



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 15.01.2025.

Item No. 275.23

Extension and continuation of RERA Registration for second and third year.

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, Rewari.

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: 35 of 2009 dated 11.07.2009, renewed upto 10.07.2025.

Present: Mr. Manoj Kapoor and Ms. Sangeeta Gupta.

1. Vide letter dated 21.02.2024 and 24.06.2024, the promoter had applied for extension and continuation of registration of project for second and third year. The promoter has applied on prescribed proforma Rep-V Form. The applicant promoter has submitted extension fee for first, second, third years amounting to Rs. 1,395/-, Rs. 1,737/- and Rs. 875/- respectively.

2. License no. 35 of 2009 dated 11.07.2009 on land measuring 52.218 acres, renewed upto 10.07.2025. 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.
3. Vide reply dated 27.05.2024 and 12.06.2024, the promoter had submitted the following:
- 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.
 - 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.
 - Photographs of the plots have been submitted.
 - QPRs have been uploaded up to 31.03.2024.
4. 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 plots and deletion of plot no. 130 from the registration for being sold as plot.
5. Vide reply dated 03.09.2024, the promoter states that they requested for consigning their request for discontinuation of RERA registration no. 242 of 2017 dated 26.09.2017 on account of OCs of independent floors being received from DTCP Haryana.



The promoter further stated 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.

6. 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.

7. Late fee and penalty 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) was conveyed in the proceedings dated 13.11.2024. Promoter had paid Rs.4,007/-, therefore balance fee was required to be deposited by the promoter.

8. Mr. Manoj Kapoor submitted that part completion of larger colony had already been received and license has been renewed up to 10.07.2025. Consent of 11 allottees has been submitted out of 13 allottees. Promoter does not want to construct and sell plot no. 130. Hence, late fee and penalty is not payable. Occupation of four plots had already been received and two plots and two unconstructed plots have been sold.

9. Authority observes that in this case late fee and penalty is not payable as promoter does not want to sell/ construct plot no. C-130.

10. After consideration, Authority decided to grant extension for 1st, 2nd and 3rd year under Section-7(3) of RERA Act, 2016. Corrigendum for an area measuring 2583.02 sq.mtrs. be issued in RC No. 242 of 2017.

11. Disposed of.



True copy

[Handwritten signature]

Executive Director,
HRERA, Panchkula

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30/1/25

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

LA (Mouika)