



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 23.04.2025.

Item No. 285.48

Continuation of registration of project for fifth year.

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

Project: "BMG City Centre" Residential Plotted Colony (Commercial project in Elegant City) on land measuring 1.685 acres situated in Sector 26, Rewari part of Residential plotted colony 'Elegant City Township' of area measuring 52.218 acres.

Reg. No.: 243 of 2017 dated 26.09.2017 valid upto 25.09.2020, covid and four extensions granted upto 25.06.2025.

1. The promoter vide letter dated 25.03.2025 (and via online) has applied on prescribed proforma Rep-V Form for Continuation of registration of the said project for fifth year. The promoter has submitted ₹ 76,716/-, which is in order.

2. License No. 35 of 2009 dated 11.07.2009 has been granted by DTCP on land measuring 52.218 acres which is renewed upto **10.07.2025**. The promoter has submitted quarterly progress reports till 30.06.2024. Photographs showing the present position at site had been submitted.

3. Explanatory note: *a. 3 months delay for getting Fire NOC after completion of pending works as informed during inspection. b. 3 months for final round of painting and remaining finishing works. C. 6 months for grant of OC by DTCP Haryana.*

4. Percentage of works completed at the time of last extension -89% Percentage of development works executed as per engineers/architect/CAs certificate till date is 73%.



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5. While considering 4th extension, the Authority got the audit of the project done and public notice was also issued. Authority decides to not appoint the auditor again. The Auditor's report dated 09.01.2024 is reproduced for perusal:

- a) **Separate RERA bank account:** Auditor found that financial discipline is not totally in place but no misappropriation of funds collected from allottees is evident. Three other bank accounts (apart from RERA accounts) were maintained by the developer post registration with HRERA, wherein few collection were deposited by allottees.
- b) **Amount received from the allottees were verified with the receipts and deposits in the bank and recording in the accounts:** all receipts from the buyers are found accounted for in the books of account.
- c) **Section 4 (2)(l)(d) compliance:** the withdrawals made from IDW account (70%) are commensurate to the development works carried out at the site and no major deviation has been observed.
- d) **Site visit on 14.12.2023:** Site visit and site details assessment of work done duly supported by photographs is submitted.

e)	Unit type	No. of units	sold	Unsold	Surrender	Restore
	Shops	167	117	50	12	12
	Food court	2		2		
	Audi	1		1		
	Office	51	7	44	1	1

6. The promoter has also submitted an affidavit stating that we the developer affirm hereby that we have made no sales of inventory during the ban imposed by the Hon'ble Authority.

7. After consideration, the Authority decides that the registration shall remain in force for 5th year i.e. 25.06.2026. The certificate of continuation of registration be issued accordingly.



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)

