



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 24.01.2024.

Item No. 239.56

Extension and continuation of registration of project for first, second year & third year under Section-7(3) of RERD Act, 2016.

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.

Present: Sh. Manoj Kapoor on behalf of promoter.

1. The promoter vide letters dated 04.12.2023 had applied for Extension and Continuation of registration of the said project for first and second year.
2. The promoter has applied on prescribed proforma Rep-V Form. The applicant promoter has submitted ₹76,716/- (for 1st year) and Rs. ₹76,716/- (for 2nd year), which is in order.
3. License No. 35 of 2009 dated 11.07.2009 has been granted by DTCP on land measuring 52.218 acres which is renewed upto 10.07.2023.
4. The promoter is to get Covid benefit of 9 months, therefore the registration will be valid upto 25.06.2021. The promoter had applied for continuation of registration for 2 years.
5. The promoter has submitted the following:
 - i. Revised building plans duly approved alongwith BR-III issued vide memo no. 2518 dated 20.05.2019 for the said project by STP.



- ii. Revised Electrification plan approved by DHBVN vide Memo no. Ch-100/SE/R-APDRP/OLNC-HT/RWR/EP-51 dated 13.05.2021.
 - iii. Service plans i.e. Storm Water Drainage Plan, Domestic Water Supply Plan, Flushing Water Supply Plan, Sewerage & ETP Plan and Road & External Fire Plan.
 - iv. Service Plan Estimates approved vide Memo no. LC-208 Vol-III/[PA(VA)/2023/9816 dated 06.04.2023 alongwith copy of service plan estimates.
 - v. Sanction load of 500KW by DHVN, Rewari vide Memo. No. Ch-16/SE/OP/RWR/SoL-Load-375 dated 21.04.2023.
6. Explanatory note:
- i. 9 months zero period granted as a force majeure event, due to Covid-19,
 - ii. 6 months due to delayed revenue generation on account of sales, unavailability of manpower and delayed material supply cycle post Covid-19 period,
 - iii. Overall 3 months delay due to stoppage of work as per NGT guidelines around Diwali in '21 accounting a month recovery due to inappropriate air quality having an impact on the construction at the site,
 - iv. 3 months due to mobilization of labour and material supply for work flow attaining momentum at site.
 - v. 3 months delay due to stoppage of work as per NGT guidelines around Diwali (in '22 & '23) and 3 months due to sluggish, labour availability for work flow attaining momentum.
 - vi. 6 months due to late approval of service plan estimate and sanctioning of electrical load by the competent authority.
7. The promoter has submitted quarterly progress reports till 31.03.2023. The promoter has not submitted CA Certificate, Engineer Certificate and architect certificate.
8. Photographs showing the present position at site have been submitted.
9. This matter was last considered by the Authority on 18.12.2023 and orders are as follows: *"Authority observes that registration of project was valid up to 25.09.2020 and promoter has applied for extension of two years. After consideration, Authority decided that promoter be issued show cause notice under section-63 of RERA act, 2016 as to why penalty may not be imposed for not applying extension in time. Promoter should also submit CA Certificate, Engineer certificate and Architect certificate. Adjourned to 12.02.2024"*
10. The promoter vide letter dated 20.12.2023 has submitted that license no. 35 of 2009 dated 11.07.2009 has been renewed upto 10.07.2025 (copy enclosed).



11. The promoter vide letter dated 20.12.2023 has applied for continuation of registration of the said project for third year on prescribed proforma Rep-V Form. The applicant promoter has submitted fee of ₹76,716/-, which is in order.
12. The promoter has also submitted the following:
- Application to DTCP for permission to occupy dated 07.07.2023.
 - Application to STP for submission of documents confirming development of electrical infrastructure for grant of Completion Certificate of commercial area measuring 1.685 acres.
13. Explanatory note:
- 6 months in completion of finishing works and installation of lifts.
 - 15 days due to stoppage of work as per NGT guidelines around Diwali (in '23) and 45 days due to sluggish labour availability for work flow attaining momentum. Memo no. 120017/27/GRAP/2021/CAQM implemented on 02.11.2023 and its revocation vide Memo no. 120017/27/GRAP/2021/CAQM dated 18.11.2023.
 - 4 months due to delay in approval of Occupation Certificate applied to STP, Gurugram on prescribed BR-IV(B) received vide Dak Receipt no. 15630 dated 07.07.2023 pending approval.
14. After consideration, Authority decided as under:-
- Promoter has applied for extension for third year, hence, audit of project be got conducted from a CA empanelled firm and a public notice in newspapers for inviting objections from general public be given.
 - Resolution plan for completion of project be submitted.
 - Engineer, Architect and CA certificates be submitted by promoter.
15. Adjourned to 24.04.2024.



Handwritten signature and date 12/2/24.

True copy

Handwritten signature

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