



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 31.01.2024.**

**Item No. 240.27**

**Extension of registration of project for first year under Section-6 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 situated in Sector 26, Rewari.**

**Reg. No.: HRERA-PKL-RWR-208-2020 dated 23.07.2020 valid upto 10.07.2023.**

1. The promoter has applied for Extension of registration of project for first year under Section 6 of Real Estate (Regulation and Development) Act, 2016, of registration of their project Additional Group Housing pocket of 4865.62 sq. mtrs. forming part of 'BMG Aspire (Elegant Heights)' measuring 9.943 acres situated in Sector 26, Rewari registered vide Registration No.: HRERA-PKL-RWR-208-2020 dated 23.07.2020 valid upto 10.07.2023.
2. The promoter has applied on prescribed proforma Rep-V Form. The applicant promoter has submitted ₹21,288/- as extension fee, fee is deficit by Rs. 22,016/-
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. The promoter vide an application dated 20.12.2023 has submitted that license has been renewed upto 10.07.2025 (copy enclosed).
4. The promoter is to get Covid benefit of 5 months, therefore the registration will be valid upto 10.12.2023. The promoter has applied for extension of registration for 1-year upto 10.12.2024.



5. Explanatory note:
- i. 5 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. 6 months due to mobilization of labour and material supply,
  - iv. 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.
6. The promoter has submitted quarterly progress reports till 30.09.2023. The promoter has not submitted CA Certificate, Engineer Certificate and architect certificate. Photographs showing the present position at site have been submitted.
7. The matter was last placed before the Authority on 18.12.2023 wherein the Authority decided that promoter should deposit deficit fee of Rs. 22,016/- and submit CA Certificate, Engineer Certificate and Architect Certificate. After submission of these documents, extension case will be considered.
8. The promoter vide letter dated 03.01.2024 has submitted Annual Reports on statement of accounts under Section 4(2)(l)(d) for FY 2020-21, FY 2020-22 and FY 2020-23.
9. After consideration, Authority on 18.12.2023 decided as under:
- i. Promoter should deposit deficit fee of Rs.22,016/-
  - ii. CA Certificate, Engineer Certificate and Architect Certificate be submitted by promoter.
  - iii. Annual accounts for the Financial years 2020 to 2023 be taken on record.
10. The promoter vide reply dated 16.01.2024 has:
- i. Deposited deficit fee of Rs. 22,016/- on 12.01.2024.
  - ii. Architect certificate dated 10.01.2024 states that 25.69% of work is remaining and work done from Quarter 4 of 2020 to Quarter 2 of 2023 is 74.12%.
  - iii. Engineer certificate states: (Amount Rs. in lacs)
- |   |         |
|---|---------|
| Total estimated cost of the building/tower: | 2337.03 |
| Total expenditure incurred on 30.09.2023:   | 1867.18 |
| Percentage work done:                       | 79.90%  |
| Balance cost to be incurred:                | 469.85  |



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

Total cumulative cost incurred upto 30.09.2023: Rs. 18,67,17,997

Percentage of remaining apartment construction works: 20.10%

Estimated balance apartment cost to be incurred: Rs. 4,69,85,003

Total cumulative cost incurred on infrastructure & other structure works upto 30.09.2023: Rs. 1,82,63,940

Percentage of remaining infrastructure & other structure works in terms of cost: 25.69%

Estimated balance infrastructure & other structure work cost to be incurred: Rs. 63,13,059

11. After consideration, Authority granted extension under Section-6 of RERA Act, 2016 up to 10.12.2024 including five months on account of covid period.



*Handwritten signature and date: 13/12/24*

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.

*CA (Moukay)*