



**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 31.01.2024.**

**Item No. 240.22**

**Request for discontinuation of RERA registration.**

**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, Garhi Bolni Road, Tehsil and District Rewari, Haryana.

**Reg. No.:** 242 of 2017 dated 26.09.2017 valid upto 25.09.2021 (After giving 9 months covid period, the registration is valid upto 24.06.2022).

1. M/s BM Gupta Developers Pvt. Ltd. vide letter dated 11.10.2023 of project 'Elegant Homes' has requested for discontinuation of RERA Registration no. 242 of 2017 dated 26.09.2017 valid upto 25.09.2021. The promoter is entitled for 9 months covid period, i.e., from 25<sup>th</sup> March to 24<sup>th</sup> September 2020 and 1<sup>st</sup> April to 30<sup>th</sup> June 2021. Therefore, registration is valid upto 24.06.2022.

2. The quarterly progress report has been submitted till 4<sup>th</sup> quarter of 2022. License no. 35 of 2009 dated 11.07.2009, renewed upto 10.07.2023. Completion certificate has not been issued by DTCP.

3. 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(1<sup>ST</sup>, 2<sup>ND</sup>, 3<sup>RD</sup> 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 has been registered for being sold as independent floor has neither been constructed nor sold till date and do not plan to sell the same as Independent Floor for the time being.
  - iv. DHBVN memo no. Ch-100/SE/R-APDRP/OLNC-HT/RWR/EP-51 dated 13.05.2021- approval of revised Electrification Plan for residential plotted colony over an area of 52.218 acres under license no. 35 of 2009 and approval of electrification plan for residential group housing colony over an area of 5.975 acres under license no. 73 of 2014.
  - v. As per terms and conditions of the license no. 35 of 2009 dated 11/07/2009 and in accordance with the provisions outlined in section 3(3)(a)(iii) of the Haryana Development & Regulation Act, 1975 the applicant company have handed over land falling under 12-m-wide service road and 24-m-wide internal circulation road free of cost to Government of Haryana through DTCP.
  - vi. The promoter states that EDC amounting to Rs. 4,819.19 lacs and IDC amounting Rs. 460.85 lacs have been deposited with DTCP Haryana.
  - vii. The developer company is extending the maintenance services as per the provisos of the License from the grant of CC/OC.
  - viii. The area mentioned in the said RC no. 242 of 2017 as 4,417.938 sq. mtr. is erroneously typed as the plot area of all the 7 plots totals to 2,538.02 sq. mtrs. and was mentioned in the REP-1 as filed on 31<sup>st</sup> July, 2017.

4. The promoter requested to discontinue the RERA registration no. 242 of 2017 dated 26.09.2017.

5. On 04.12.2023, Authority observed that out of seven plots, occupation certificate has been issued for 4 plots, 1 plot is sold and the promoter does not want to construct two plots. Only part completion certificate has been issued, whereas RERA Act, 2016 provides for completion certificate. This has also been made clear by Hon'ble Supreme Court of India in Civil Appeal Nos. 6745-6749 of 2021 titled as M/s New Tech Promoters and Developers Pvt. Ltd. and State of UP and others. Area of plots be worked out by Project Section.

6. As no reply has been submitted by promoter, Authority granted one more opportunity to the promoter.

7. Adjourned to 27.03.2024.



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13/12/24

True copy

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Executive Director,  
HRERA, Panchkula

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

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