



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 24.04.2024.

Item No. 250.17

Extension and continuation of registration of project for first, second and third year U/s 6 and 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: Mr. Manoj Kapoor

1. The promoter vide two letters dated 04.12.2023 had applied for extension 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 deposited ₹76,716/- (for 1st year) and ₹76,716/- (for 2nd year), as fee 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. This matter was last considered by the Authority on 18.12.2023 and following orders were passed:-



“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”

6. Suo-motu complaint No. 491 of 2024 has been registered which is listed for hearing on 24.04.2024. 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.

7. 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.

8. The promoter has also submitted the following:

- i. Application to DTCP for permission to occupy dated 07.07.2023.
- ii. Application to STP for Submission of documents confirming development of electrical infrastructure for grant of Completion Certificate of commercial area measuring 1.685 acres.

Explanatory note:

- i. *6 months in completion of finishing works and installation of lifts.*
- ii. *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.*
- iii. *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.*

9. On 24.01.2024, Authority decided that:

- i. *Promoter has applied for extension for third year; hence, audit of project be got conducted from a CA firm empaneled firm and a public notice in newspapers for inviting objections from general public be given.*
- ii. *Resolution plan for completion of project be submitted.*
- iii. *Engineer, Architect and CA certificate be submitted by promoter.*
Adjourned to 24.04.2024.



10. Letter for publication of public notice was sent on 27.03.2024, public notice was published on 28.03.2024 in the newspapers and no objections are received. Vide letter dated 21.03.2024 M/s Trynavh & Co were appointed to audit the project.

11. Vide reply dated 20.03.2024 & 03.04.2024, the promoter has submitted QPR upto December 2023 and also enclosed Architect, CA and Engineer certificates.

12. Architect certificate states remaining % of work in 1st quarter of 2024 is 10.69%. Engineer certificate and CA certificate states that balance cost of completion of work is 401.98 lacs and percentage of work done with reference to total estimated cost is 89.31%. The promoter has applied to DTCP for obtaining occupation certificate on 07.07.2023.

13. Sh. Manoj Kapoor, Authorized Representative stated that audit of the project is being conducted by M/s Trynavh and Co. and report is expected to be submitted shortly. On request of promoter, matter was adjourned to 07.07.2024.



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True copy

[Handwritten signature]

Executive Director,
HRERA, Panchkula

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17/5/24.

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

CA (manika)