



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 18.12.2023.

Item No. 236.32

Extension and continuation of registration of project for first and second 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.

1. M/s BM Gupta Developers Pvt. Ltd. vide letters dated 04.12.2023 has 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 first year) and ₹76,716/- (for second 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. The promoter has applied for renewal on 31.05.2023.
4. The promoter is to be given covid benefit of nine months, therefore, the registration will be valid upto 25.06.2021. The promoter has applied for continuation of registration for 2 years.
5. The promoter has submitted the following documents :-
 - i. Revised building plans duly approved along with 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 along with 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. The explanatory note submitted by the promoter is as under :-
- i. Nine 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.
8. 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.



9. Adjourned to 12.02.2024.
10. In case promoter/applicant furnishes the information before next date of hearing, their application may be considered by the Authority in its meeting on Wednesday following the date of such submission.



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.

5/1/24
(CA Monika)