



**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 10.07.2024.**

**Item No. 259.24**

**Extension and Continuation of registration of project for first, second year, third and Fourth 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, If Covid benefit of 9 months granted, registration will be valid upto 25.06.2021.

**Present:** Mr. Manoj Kapoor through VC and Ms. Sangeeta.

1. The promoter vide letters dated 04.12.2023, 20.12.2023 and 15.04.2024 had applied for Extension Continuation of registration of the said project for first, second, third and fourth year.
2. The promoter has applied on prescribed proforma Rep-V Form. The applicant promoter has submitted Rs. 3,06,864/- for four years (Rs. 76,716/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 10.07.2025.
4. On 24.04.2024, 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 10.07.2024.
5. The promoter has filed quarterly progress reports till 31.12.2023. Photographs showing the present position at site had been submitted.



6. The promoter vide letter dated 15.04.2024 has also applied for continuation of registration of the said project for fourth year and submitted the following:
- 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.
  - Service plans, i.e., Storm Water Drainage Plan, Domestic Water Supply Plan, Flushing Water Supply Plan, Sewerage & ETP Plan and Road & External Fire Plan.
  - Sanction load of 500KW by DHVN, Rewari vide Memo. No. Ch-16/SE/OP/RWR/SoL-Load-375 dated 21.04.2023.
  - 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.
  - Explanatory note: *"The OC of Group Housing Colony against license 35 of 2009 dated 11.07.2009 was granted on 26.03.2021. The structure work and finishing work of the commercial has been completed in all respect and OC application is submitted before the Authority and is under processing. The structure work of phase II of Group Housing Colony has been completed and finishing work of the same is work-in-progress and is likely to be completed by December 2024."*
7. Public notice was published on 28.03.2024 and no objections are received. Vide letter dated 21.03.2024 M/s Trynavh & Co were appointed to audit the project. Audit report is awaited.
8. Architect certificate dated 15.04.2024 states remaining % of work is 10.69%. Engineer certificate and CA certificate dated 14.04.2024 states that balance estimate 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 not submitted resolution plan.
9. Mr. Manoj Kapoor submitted that audit report is likely to be received in next week. Hence, Authority decided that a copy of audit report be sent to promoter for comments. A copy of part OC be also submitted before next date of hearing as well as resolution plan.
10. Adjourned to 25.09.2024.



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7/8/24

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)