



# HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

## COMPLAINT NO. (Suo-Motu) 491 of 2024

HRERA, Panchkula

...COMPLAINANT

VERSUS

M/S B M Gupta Developers Pvt. Ltd.

....RESPONDENT

**CORAM:**           **Parneet S Sachdev**  
                          **Nadim Akhtar**  
                          **Chander Shekhar**

**Chairman**  
**Member**  
**Member**

**Date of Hearing:** 14.08.2024

**Hearing:** 2<sup>nd</sup>

**Present:** Ms. Rishika Katyal on behalf of the respondent.

### **ORDER [Parneet S Sachdev-Chairman]**

This suo-motu complaint was registered against the respondent promoter for not applying for extension in time of the project namely "BMG City Centre" in area 1.685 acres- Residential Plotted Colony (Commercial Project in Elegant City Township) situated in Sector-26, Rewari registered vide Registration No. 243 of 2017 dated 26.09.2017 valid upto 25.09.2020.

2. Application of promoter dated 04.12.2023 and 20.12.2023 for grant of first extension of registration of project and continuation of registration under section 7(3) for second year bearing registration no. 243 of 2017

dated 26.09.2017 was placed before the Authority in its meeting held on 18.12.2023 (revised on 07.02.2024) wherein:

*“8. Authority observed that registration of project was valid upto 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-61 of RERD 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”*

3. In view of aforesaid, a show cause notice dated 27.03.2024 was issued under section 61 of RERD, Act 2016 as to why penalty may not be imposed for not applying extension in time.
4. The promoter vide reply dated 15.04.2024, states that project has been completed and OC stands applied on 07.07.2023 and is work-in-progress. The promoter also submits that the delay in filing the extension applications is neither intentional nor wilful. The promoter requests the Authority:
  - i. To allow the extension applications filed with payment of due fee deposited;
  - ii. To impose token penalty for the delay;
  - iii. Not to take any other coercive action against the developer as they are passing through immense financial crises.
5. The promoter vide reply dated 16.04.2024 submitted CA, engineer and architect certificate.
6. On 24.04.2024, the Authority decided to impose a penalty of Rs. 50,000/- for not applying for extension in time and directed the promoter to submit the said amount in the registry of the Authority before the next date of hearing.
7. The promoter vide reply dated 10.06.2024 has submitted Rs. 50,000/- as penalty vide transaction ID 240604186400365 dated 04.06.2024.



8. In view of the above, **Disposed of.** File be consigned to record room.

  
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CHANDER SHEKHAR  
[MEMBER]

  
.....  
NADIM AKHTAR  
[MEMBER]

  
.....  
PARNEET S SACHDEV  
[CHAIRMAN]

