



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 01.04.2026.

Item No. 317.07

Continuation of registration under Section-7(3) of RERA Act, 2016.

Promoter: B. M. Gupta Developers Pvt. Ltd.
Project: "BMG ASPIRE (ELEGANT HEIGHTS -PHASE II)" an additional Group Housing pocket of 4865.62 sqr. mtrs. forming part of 'BMG Aspire (Elegant Heights)' measuring 9.943 acres in the larger plotted colony of 52.218 acres.
Reg. No.: HRERA-PKL-RWR-208-2020 dated 23.07.2020 valid upto 10.12.2023. First extension granted upto 10.12.2024 & second extension granted upto 10.12.2025.

Temp ID: 782-2019.

Present:- Adv. Neeraj Puri on behalf of the promoter.

1. Vide letter dated 26.02.2026, the promoter has applied for continuation of registration of captioned project under Section- 7(3) of the RERA Act, 2016 for one year. The following were submitted by the Promoter:

a. Extension fee of ₹45,900/- via online, reference no. RER-PKLP1771846853 dated 23.02.2026.

Particulars	Percentage
Percentage of works completed at the time of last extension	93.45%
Percentage of Development Works executed as per Architect's Certificate	99.84%
Percentage of Development Works executed as per Engineer's Certificate	99.84%
Percentage of Development Works executed as per CA's Certificate	98.84%
Auditor Fee (₹41,300/-) Payment Details	₹ 41300
Public Notice Fee (₹10,000/-) Payment Details	₹ 10000

b. Promoter had applied 78 days after the expiry of RC No. HRERA-PKL-RWR-208-2020 issued on dated 23.07.2020 valid upto 10.12.2025.



- c. QPRs uploaded upto 31.12.2025.
- d. Architect Certificate showing percentage of work completed regarding Construction of Building Work, i.e., Apartment undertaken up to the period Q-3/2025 (i.e., up to 30.09.2025) as 96.13%.
- e. A copy of renewal of licence No. 35 of 2009, which is renewed upto 10.07.2026.
- f. CA Certificate showing percentage of completion of construction work on Apartment till 31.12.2025 as 99.84% and percentage of completion of infrastructure work on project till 31.12.2025 as 72.24%.
- g. Engineer Certificate showing percentage of work done with reference to total estimated cost as 99.84%.
- h. Copy of Environment Clearance for revision and expansion of Group Housing Colony.
- i. Form REP-V.
- j. Photographs of the project.
- k. Promoter in his explanatory note states that due to reduced cash inflows and extended monsoon season in Rewari region, project could not be completed within the originally declared timeline.

2. The present application has been examined, and the following shortcomings have been noticed: -

- i. Has not submitted an affidavit stating that no unit has been sold/booked after lapse of RERA Registration.
- ii. Licence is renewed upto 10.07.2026.
- iii. Percentage of work certified by Architect and the promoter certificate does not match.
- iv. Percentage of completion of infrastructure work on project certified by CA till 31.12.2025 as 72.24%
- v. Extension fee is deficit by ₹34,329/-, Late fee of ₹1,60,457/- and penalty of ₹24,069/-

3. The Promoter vide letter dated 02.03.2026 has requested to grant third extension without conducting of audit, as he states that the construction of work of project stand completed to the extent of 99.84%.

4. Today, Adv. Neeraj Puri appeared on behalf of the promoter and requested for one day time to comply with the above said deficiencies. The Authority in its meeting allowed the request of the promoter and decided that decision will be taken through circulation.

Disposed of.



True copy

Secretary (Acting),
HRERA, Panchkula

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

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