



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 03.06.2026.

Item No. 323.03

- (v) **Promoter:** B.M. Gupta Developers Pvt. Ltd.
- Project Name:** "ELEGANT HEIGHTS PHASE-III (TOWER-1)" having an FAR of 9496.02 sq mtrs. to be developed by B.M. Gupta Developers Pvt. Ltd. situated in the revenue estate of village Dhaliawas, Sector-26, Rewari.
- Temp Id:** RERA-PKL-2054-2026.
- Date of consideration:** 04.06.2026 (Through Circulation)

1. This application is for registration of real estate project namely "ELEGANT HEIGHTS PHASE-III (TOWER-1)" having an FAR of 9496.02 sq mtrs. situated in the revenue estate of village Dhaliawas, Sector-26, Rewari. Licence no. 135 of 2023 dated 26.06.2023 valid upto 25.06.2028 has been granted for setting up of a residential plotted colony on additional land measuring 5.9625 acres in favour of Sh. Rameshwar Dayal & Sh. Rakesh Yadav in collaboration with B.M. Gupta Developers Pvt. Ltd. in addition to already granted licence no. 35 of 2009 dated 11.07.2009.

2. The application was examined and following observations were conveyed to the promoter on 26.05.2026:

- i. Specification mentioned in Form REP I Part H, at Sr. No. 3 is not specific.
- ii. Unit wise specifications mentioned in Form REP I Part H, are not specific.
- iii. Board resolution is not in order, it does not reflect the specimen signature of the Authorized Representative.
- iv. Cash flow statement is not in order, it does not reflect the cash inflow of the project.



(Y3)

- v. According to Balance sheet dated 31st March, 2025, company has a secured loan of amounting 1053.33 Lakh. Details of the loan alongwith collateral securities be submitted.
- vi. According to Balance sheet dated 31st March, 2025, company has an amount of 12240.73 lakh as advance booking. Does this amount include any amount received from the project under consideration? If yes, amount and details of allottees be submitted.
- vii. Details of bank accounts are not in order, as they are not certified by the bank.
- viii. Separate payment plan indicating all other charges be submitted.
- ix. Collaboration agreement not submitted and if the phase of the project is under collaboration, than the joint undertaking between the landowners and the promoter be submitted.
- x. Copy of Bilateral agreement not submitted.
- xi. Promoter has attached the consent letters of 361 allottees for 2/3rd allottees, however, he fails to specify the total number of existing allottees.
- xii. An affidavit be submitted that the promoter shall maintain the colony for 5 years after grant of completion.
- xiii. The promoter has got licence for 5.962 acres whereas he has applied for registration of 1.15 acres group housing area (having an FAR of 9496 sq mts). Status of remaining area be submitted. The proposed tower to be registered be marked on the last approved building plan.
- xiv. Occupation certificate of Towers forming part of 11.09 acres be submitted.
- xv. The acceptance letter of Civil Engineer and Structural Engineer (at CP 314/318) do not bar their registration numbers.
- xvi. Number of Towers incorrectly mentioned at 13/33 (REP I)
- xvii. REP I (Part B) incorrectly mentions the promoter as Owner/Licence of land which is incorrect
- xviii. Land utilization table (REPI- Part C) is not in order.
- xix. As per MCA website there is a pending loan amounting to Rs. 45.65 cr. The promoter should clarify whether this loan amount has been taken against the proposed project land.

3. The promoter vide replies dated 01.06.2026 and 03.06.2026 has complied with all the above observations. After consideration, the Authority finds the project fit for registration subject to the following special conditions:-

- i. The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no apartments/units shall be sold. The Promoter is also directed to issue a public notice of size 3 x 3 (inches) (in two newspapers widely circulated in the area including one in Hindi) indicating all three accounts i.e., 100%, 70% and 30% account under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be



subsequently changed by the promoter without the prior permission of the Authority.

- ii. The payment plan approved in Form REP-I, having quantum of all other charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
- iii. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- iv. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
- v. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with validity issued by the Authority. The QR code, RC number alongwith validity should be affixed on the top-right corner on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.
- vi. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.
- vii. That any change in the communication address should be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in REP-I.
- viii. That the cost of the dwelling units shall be strictly based on the carpet area.

5. File be consigned to record room after issuance of registration certificate. Form REP I and Payment Plan to updated online. **Disposed of.**

This has been approved by the Authority through circulation on 04.06.2026



True copy

[Handwritten Signature]
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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A. K. C.