

Captioned complaints are being taken up together for hearing as they involve same issues pertaining to License No. 208 of 2007 was granted to various individuals, Bigjo's Estates (P) Ltd in collaboration with Bigjo's Estates (P) Ltd for developing a Residential Plotted Colony over land measuring 72.90 acres in Sector-6,7 & 8, Village Teha and Garhi Kesari, Tehsil Ganaur District Sonipat. This order is passed taking complaint no. 912 of 2018 as lead case.

2. Show cause notice dated 06.11.2018 was issued to M/s. Bigjo's Estates Ltd since they have not got the project registered under Section 3 of the RERA Act. So, Authority took cognizance in the matter and called upon the respondent to show cause as to why action under Section 59 of the RERA Act, 2016 be not initiated against them. Thereafter, on many occasions, the Authority *vide orders dated 24.04.2019, 05.12.2019, 26.02.2020, 01.12.2020 and 17.04.2023 imposed penalties totalling to ₹70,61,000/-*

3. Further on 11.09.2023, Adv. Mayank Wadhwa alongwith Adv. Sanabh Mehra appeared on behalf of B.G. Technocrats and informed that they have been granted in principal approval for transfer of license and change of developer by DGTCP vide letter dated 10.08.2022. Authority advised them to file an application for intervention if they have any averments to be made in this regard.

4. On 06.11.2023, no one appeared for M/s B.G. Technocrats Pvt. Ltd. However, Adv. Hemant Saini stated that vide DTCP, Haryana's order dated 10.08.2022, the developer in the present case has been changed from Bigjo's Estate Pvt. Ltd. to BG Technocrats Pvt. Ltd and it has been specifically mentioned in the said approval that B.G. Technocrats Pvt. Ltd. shall comply with the terms and conditions stipulated in License No. 208 of 2007 granted for setting up of a residential plotted colony over an area measuring 72.90 acres in Sector-6,7 & 8,



Village Teha & Garhi Kesari, Tehsil Ganaur, District Sonipat. The Authority therefore observed as follows: -

a. *M/s B.G. Technocrats Pvt. Ltd. be issued notice under Section 35 of the RERA Act, 2016 to show cause as to why penalty proceedings under Section 59 of the RERA, Act, 2016 be not initiated against them for not getting the project registered under Section-3 of the RERA Act, 2016.*

b. *Further Sh. Rajan Goyal, Director B.G. Technocrats Pvt. Ltd. be directed to be personally present on the next date of hearing to explain the above position.*

c. *The Authority vide orders dated 24.04.2019, 05.12.2019, 26.02.2020, 01.12.2020 and 17.04.2023 has imposed penalties totalling to ₹70,61,000/- on M/s B.G. Technocrats and M/s Bigjo's Estate Pvt. Ltd who shall jointly and severally be liable to deposit the aforementioned penalties.*

d. *A copy of the settlement agreement executed between both the companies be submitted before the next date of hearing.*

e. *The respondents i.e., M/s Bigjo's Estate Pvt. Ltd. and M/s B.G. Technocrats should file a comprehensive list of allottees by way of an affidavit where third party rights have been created in the project alongwith the total amount received from the allottees till date.*

5. Thereafter, show cause notice dated 23.01.2024 was issued to M/s B.G. Technocrats for getting the project registered as per RERD Act, 2016. On 10.04.2024 and 28.08.2024, no one appeared for Bigjo's Estates Ltd. however, Adv. Arjun Dosanjh appearing on behalf of M/s B.G. Technocrats apprised that they are in the process of filing an appeal to the orders passed by DTCP, Haryana regarding transfer of license and will submit a written statement regarding the same before the next date of hearing. Since the directors of respondent companies had not come present as directed by the Authority vide orders dated 28.02.2024 and 10.04.2024, the Authority on 20.11.2024, imposed costs of ₹1 Lac for non-compliance of the orders of the Authority.



6. On 05.03.2025, none appeared for Bigjo's Estate Ltd. However, Adv. Arjun Dosanjh appeared along with Sh. Rajan Goyal, Director of B.G. Technocrats and informed that the Director of the company had attended the office on 27.11.2024 as directed by the Authority vide orders dated 28.08.2024, however, since the Authority meeting which was to be held on 27.11.2024 was preponed to 20.11.2024 and they had no intimation regarding the same therefore they requested to waive off the cost of ₹1 Lac imposed on 20.11.2024 for non-appearance of the Director. Acceding to the request of Director, the Authority waived of the cost of ₹1 Lac and directed the respondent (M/s. B.G. Technocrats) to submit the following: -

- a. *As submitted by the counsel during the course of hearing, an affidavit be submitted that they have not sold/advertised the project.*
- b. *The details of plots sold by earlier licensee i.e., Bigjo's Estates Ltd and the inventory taken over by the present licensee i.e. B.G. Technocrats Pvt. Ltd.*
- c. *B.G. Technocrats Pvt. Ltd. is further directed to comply with the show cause notice dated 23.01.2024 and get the project registered with the Authority.*
- d. *Further, M/s B.G. Technocrats and M/s Bigjo's Estate Ltd who are jointly and severally liable, are directed to deposit the penalties amounting to Rs. 70,61,000/- before the next date of hearing.*
- e. *M/s Bigjo's Estate Ltd are directed to deposit the cost of Rs 1 Lac imposed on 20.11.2024 for non-appearance of the Director.*

7. On 14.05.2025, proxy counsel appearing on behalf of B.G. Technocrats Pvt. Ltd informed that they are filing affidavit in compliance of observations of Authority. Further, application for registration of the project has not been filed by them since migration of license is still under consideration with DTCP, Haryana. The Authority directed the respondent to file complete reply alongwith the details of plots already sold by M/s Bigjo's Estate Ltd and B.G. Technocrats Pvt. Ltd.



Further, Sh. Samir Jain appearing through video conferencing informed that the previous counsel Sh. Hemant Saini is not giving NOC to file reply hence they have failed to file any reply. Penalty has also not been filed since they have moved to Hon'ble Appellate Tribunal. The Authority directed the respondents to file written reply to the averments made by them. Further, Director of M/s Bigjo's Estate Ltd is directed to appear personally alongwith the reply on the next date of hearing. Cost of ₹1 Lac for non-appearance of the Director of M/s Bigjo's Estate Ltd should also be deposited before the next date of hearing i.e., 27.08.2025.

8. On 27.08.2025, neither anyone appeared on behalf of respondents nor any reply filed. This office has received copies of orders dated 07.08.2025 (through mail dated 08.08.2025) passed by Hon'ble Appellate Tribunal in cases titled as "Bigjos Infra Estate Ltd. v/s HRERA Panchkula"- CM Nos. 822, 823, 824 & 825 of 2024 in Appeal No. 342 of 2024 and "BG Technocrats Pvt. Ltd. v/s HRERA Panchkula"- CM Nos. 697, 698, 699 & 700 of 2024 in Appeal No. 341 of 2024 wherein it has been mentioned that appeals be registered. The Authority directed the respondents to submit the latest status of the above appeals before the next date of hearing i.e., 26.11.2025.

9. Thereafter, vide this office memo no. HRERA/PKL/ED/2025/6741 and 6742 dated 24.10.2025, factual position in the matters was apprised to the Hon'ble Appellate Tribunal. The matter was then fixed for hearing in The Hon'ble Appellate Tribunal on 18.03.2026.

10. Neither on 26.11.2025, 11.02.2026 nor today, anyone represented or filed any reply. Since adequate opportunity has already been granted to the respondents to comply with the above orders and to make payments as pointed out in the show cause notices issued to the respondents, the Authority in exercise of its mandate under Section 37 read with Section 34 (f) of the RERD Act, 2016 hereby held M/s B.G. Technocrats and M/s Bigjo's Estate Pvt. Ltd. who shall jointly and severally

be liable for penalty of ₹70,61,000/- along with cost of ₹1 lac imposed for non-appearance of the Director of M/s Bigjo's Estate Ltd. and for violation of Section 3 of the Act, 2016. As admitted by M/s. B.G. Technocrats, In Principle approval of license in favour of M/s B.G. Technocrats has been granted by DTCP, Haryana vide its letter dated 10.08.2022. Relevant part is reproduced hereunder as: -

"And, whereas, upon receipt of the compliance of said terms & conditions, the transfer of licence from Bigjos Estate Ltd., Bigjos India Ltd., Bigjos Securities & Credits Ltd., Sh. Bhim Singh S/o Jeetmal, Sh. Satpal S/o Sh. Jeetmal, Sh. Jaipal S/o Sh. Jettmal, Smt. Shakuntla Wd/o Sh. Mahesh Chand, Sh. Amit S/o Sh. Mahesh, Sh. Vivek S/o Sh. Mahesh, Sh. Shiv Kumar S/o Sh. Hukum Chand, Sh. Baleshwar S/ o Sh. Lakhmi Chand, Sh. Krishan S/o Sh. Lakhmi Chand, Sh. Kanti Parsad S/o Sh. Lakhmi Chand, Sh. Vinod Kumar S/o Sh. Lakhmi Chand, Bigjos Stores Ltd., Bigjos Estate Pvt. Ltd. to BG Technocrats Pvt. Ltd. & Sh. Vikram S/o Sh. Ram Gopal for the area measuring 61.90 acres and Sh. Ankit S/o Sh. Vinod Kumar, Smt. Santosh Devi W/o Sh. Inder Singh for the area measuring 1.9875 acres and Sh. Sidarth - Samir Ss/o Sh. Sanjeev Kumar, Sarika D/o Sh. Sanjeev Kumar, Smt. Bala Devi Wd/o Sh. Sanjeev Kumar (legal heir of Sanjeev Kumar) in licence no. 208 of 2007 dated 20.08.2007 is hereby allowed. Further, the change of developer from Bigjos Estate Pvt. Ltd. to BG Technocrats in the said licence has also been considered. The terms & conditions as stipulated in the above said licence will remain the same, BG Technocrats Pvt. L.td., shall comply with the same in letter & spirit and also be responsible for compliance of all terms & conditions of provisions of Act of 1975& Kales 1976, till the grant of final completion certificate to the colony or relieved of the responsibility by the DTCP, Haryana whichever is earlier. BG Technocrats Pvt. Ltd. will also


abide by the terms & conditions of the agreement L.C-IV and Bilateral Agreement executed with the Director, Town & Country Planning, Chandigarh and also pay the outstanding amount of EDC, if any. These orders shall be read together with the licence no. 208 of 2007 dated 20.08.2007 issued by this office. The copy of LC-IV agreement & Bilateral agreement alongwith land schedule are hereby enclosed.”

Authority observes that in its In Principle approval, DTCP, Haryana has made it clear that BG Technocrats who steps into the shoes erstwhile licensee Bigjo's Estates Ltd and shall pay all the outstanding dues. Accordingly, it is directed that BG Technocrats shall get the project registered with the Authority and pay the aforesaid penalty of ₹70,61,000/-. These orders be complied with by the respondent promoter within a period of 90 days of uploading of this order, failing which legal consequences shall follow.

11. This order is without prejudice to the rights of M/s BG Technocrats to recover its any amount due towards Bigjo's Estates Ltd as per relevant laws.

Disposed of.


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Dr. Geeta Rathee Singh
Member


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Parneet S Sachdev
Chairman