



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 10.10.2022.

Item No. 187.20

(viii) Promoter : BGCC Developers Pvt. Ltd.

Project : "Gopal Enclave" an Affordable Residential Plotted Colony under DDJAY on land measuring 18.443 acres situated in the revenue estate of village Fazilpur & Garh Shahjanpur, Sector-10 & 11, Sonapat.

Temp ID: RERA-PKL-1137-2022

1. This application is for registration of project namely "Gopal Enclave" for development of an affordable residential plotted colony to be developed on land measuring 18.443 acres in Sector-10 & 11, Sonapat. License No. 119 of 2022 dated 16.08.2022 has been granted for the said colony by Town and Country Planning Department, Haryana which is valid upto 15.08.2027.

2. After consideration, Authority observes as follows:-

a) The license has been granted in favour of BGCC Developers Pvt. Ltd. and Hanuman Infrastructure Pvt. Ltd. in collaboration with BGCC Developers Pvt. Ltd. The developer-promoter has submitted Collaboration Agreements (CA) and General Power of Attorney(GPA) executed between Hanuman Infrastructure (P) Ltd. and the applicant/promoter. The Collaboration Agreement is registered and irrevocable, and confer powers to sell, market, develop and book plots however does not confer powers to execute conveyance deeds upon the applicant-promoter.

b) Name of Authorized representative to be amended in A-H proforma from "Mehtra" to "Mehra".

c) The consideration which will flow to the co-licencee M/s Hanuman Infrastructure Pvt. Ltd. has neither been mentioned in the collaboration



agreement nor in General Power of Attorney. Therefore, the consideration which will flow to the co-licencee needs to be specified by the applicant-promoter.

- d) Financial statements for the financial year 2021-22 have not been provided. Further, Charges of Rs. 760.20 Cr. created by the applicant-promoter are being reflected on MCA website. The promoter needs to clarify whether the project land has been mortgaged against these charges?

3. Adjourned to 28.11.2022. However, if developer/promoter submits above information before next date of hearing, matter be put up in the meeting of the Authority following the date of such submission.



True copy

Executive Director,
HRERA, Panchkula

~~15/10/22~~
15/10/22

LA(Garima)

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