



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of an Affordable Residential Plotted Colony under DDJAY-2016 namely "Gopal Enclave" on land measuring 18.443 acres situated in the revenue estate of Village Fazilpur & Garh Shahjanpur, Sector-10 & 11, Sonapat vide

Registration No. HRERA-PKL-SNP-399-2023

Dated: 09.02.2023

2. Promoter of the project is BGCC Developers Private Limited, having its registered office at A 7/2, Shivaji Apartments, Sector 14 Rohini Delhi 110085. Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana with CIN U72200DL2005PTC136991 having PAN No AACCK9376Q.

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3. Information submitted by the promoter about the project may be viewed in the PDF uploaded along with this certificate on the web portal of the Authority www.haryanarera.gov.in.
4. This Registration is being granted subject to following conditions:
 - i) strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.
 - ii) strictly abide by the declaration made in form REP-II.
 - iii) apart from the price of the plot, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
 - iv) Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to plots sold/booked and expenditure made in the project.
 - v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.



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- vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.
- vii) that the promoter shall submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.
- viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.
- ix) the said project shall be completed by 15.08.2027.

Special Conditions

- i. Promoter shall submit a copy of demarcation plan, zoning plan and service plans to the Authority immediately after their approval by Town & Country Planning Department.
- ii. Promoter shall submit duly approved building plans approved in respect of commercial pocket measuring 0.504 Acres to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pocket.
- iii. That plot nos. 160-196 coming to the share of Hanuman Infra (P) Ltd. i.e. licensee/landowner, cannot be put to sale by the promoter.



Dr. Geeta Rathee Singh
Member



Nadim Akhtar
Member