



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 07.05.2025.**

**Item No. 286.01**

**Confirmation of Minutes of 285<sup>th</sup> Meeting of the Authority held on 23.04.2025.**

Authority confirmed the minutes of its 285<sup>th</sup> meeting held on 23.05.2025.

Since the promoter requested an amendment to the orders dated 26.03.2025, the orders are here by amended as follows:

**Item No. 282.23 meeting held on 26.03.2025**

"8. Today, Adv. Tarun Ranga appeared on the behalf of promoter and submitted that the reply had been filed on dated 25.03.2025, taking note of the same, Authority directs the office to examine the same and put up on the next date of hearing

"9. Adjourned to 02.07.2025".

**Item No. 282.34 meeting held on 26.03.2025**

"20. Authority has decided to grant extension for a period of one year under section 6 and continuation of registration for one year under section 7(3) of the RERA Act, 2016, i.e., upto 31.07.2025.

21. Disposed of."



True copy

Executive Director,  
HRERA, Panchkula

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



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**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 26.03.2025.**

**Item No. 282.23**

**Extension under Section 6 of the RERA Act, 2016.**

**Promoter:** Opal Developers and Construction Pvt. Ltd.

**Project:** "The Green City" an affordable residential Plotted Colony under DDJAY, 2016 on land measuring 13.20 acres situated in revenue estate of Village Hansi, Sector 2, District Hisar.

**Reg. No.:** HRERA-PKL-HSR-359-2022 dated 04.10.2022 valid upto 31.12.2024.

**Temp ID:** 1101-2022.

**Present:** Adv. Tarun Ranga on behalf of the promoter.

1. The Authority had registered the project on 04.10.2022 valid up to 31.12.2024. Now, vide letter dated 07.01.2025, the promoter had applied for extension under Section 6 of the RERA Act, 2016 for one year.
2. The promoter has applied on prescribed proforma Rep-V Form. The promoter has stated that 75 % of the development works have been completed and 25% are remaining.
3. The promoter has paid Rs. 1,56,150/- as extension fee which is deficit by Rs. 1,978/-. License No. 97 of 2022 dated 15.07.2022 is valid up to 14.07.2027.
4. As per CA certificate dated 02.01.2025, Estimated project cost as per Service Plan Estimate is 1298.90 Lakhs, Cost incurred till 30.09.2024 is 935.61 Lakhs and Balance to be incurred is 363.19 Lakhs.
5. As per Architect certificate dated 28.12.2024, 75 % of the development works have been completed and 25% are remaining.



6. The matter was heard by the Authority on 15.01.2025, in item no. 275.25, in which Authority observed that:

*"6. After consideration, Authority decided that promoter should submit following documents/ information: -*

- a. Approved copies of demarcation plan, zoning plan and service plan/estimates.*
- b. Engineer's certificate.*
- c. Latest photographs of the project*
- d. Online QPRs have only been filed upto 30.09.2024.*
- e. Status of approval of building plans in respect of commercial pocket measuring 0.474 acres.*
- f. As per resolution dated 07.08.2024, late fee of Rs 3,16,257/- and Penalty of Rs 15,812/-.*

- 7. After submission of above documents, request of promoter will be considered.*
- 8. Adjourned to 26.03.2025"*

7. QPRs are filed upto 31.12.2024.

8. No reply has been received from the promoter and penalty as well as late fee has not been deposited by the promoter.

9. Since the promoter is not complying with the direction of Authority, therefore, the application filed by the promoter is hereby returned with a liberty to file a fresh application for continuation of registration under Section-7(3) of the Act. Further, since reply has not been received from the promoter, therefore, the Authority decides to impose a token penalty of Rs.5 lacs under Section-63 of the Act which should be deposited before applying afresh under Section-7(3) of the Act along with the cost already imposed. Ban on sale shall continue.

10. Disposed of.



True copy

  
Executive Director,  
HREERA, Panchkula

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