



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapk1-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 09.07.2025.

Item No. 292.24

Extension under Section 6 of the RERA Act, 2016– Opal Developers and Construction Pvt. Ltd.

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.

1. The Authority had registered the project on 04.10.2022, valid upto 31.12.2024. 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% is remaining.
3. The promoter has paid ₹ 1,56,150/- as extension fee which is deficit by ₹ 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% is 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/-.*
- g. After submission of above documents, request of promoter will be considered.*
- h. Adjourned to 26.03.2025"*

7. QPRs are filed upto 31.12.2024.

8. The matter was heard by the Authority on 26.03.2025, in Item No. 282.23, in which Authority observed that:

" 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 the same. Authority directs the office to examine the same and put up on the next date of hearing.

9. Adjourned to 09.07.2025."

9. Vide reply dated 25.03.2025, the promoter has filed the required documents as per follows:

- a) Approved copies of demarcation plan, zoning plan and service plan estimates.*
- b) Engineer's Certificate stating the progress of work construction equates to 83% and work remaining at site is 17%.*
- c) Latest Photographs of project.*
- d) Online QPR's has been uploaded to latest quarter i.e 31.12.2025.*
- e) Building plans in respect of commercial pocket of 0.474 acres not approved yet.*
- f) Promoter deposited an amount of ₹ 3,16,257 i.e late fee and penalty of ₹ 15,812/- including ₹ 1978 deficit extension fee.*



10. Today, after consideration, the Authority decided that registration certificate shall remain in force u/s 6 of the RERD Act, 2016 for one year which shall be valid upto 31.12.2025. 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.

LA 00782

Panchkula