HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.
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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 16.09.2026.

Item No. 332.37

Intimation regarding receipt of Completion Certificate.

Promoter: **Optus Abode Private Limited.**

Project: **"Optus Greens" an Affordable residential plotted colony (under DDJAY) to be developed on land measuring 5.356 acres situated in the revenue estate of Village Uchagaon, Sector 63, Faridabad.**

Reg. No.: **HRERA-PKL-FBD-489-2023 dated 19.09.2023 valid upto 30.06.2027.**

Temp ID: 1239-2023.

1. The Authority has registered the above project along with the following conditions:
   a. *Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.305 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.*
   b. *Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development work at site.*

2. Vide letter dated 27.02.2026, the promoter had submitted a copy of completion certificate granted by DTCP, Haryana on **23.02.2026**.

3. The Authority on 11.03.2026 was of the view that the promoter has not complied with the conditions of registration certificate mentioned in para-1 above. The promoter also needs to file online QPRs on the web portal upto the grant of completion certificate.

4. Vide reply dated 04.05.2026, the promoter has informed that:
   a. The Completion Certificate has been duly issued for the entire project land admeasuring 5.356 acres. The certification comprehensively covers all components of the development, including the designated commercial site forming an integral part of the overall project layout. Further, the promoter shall independently undertake the development and construction of the said

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commercial site. Such construction shall be carried out entirely through the promoter's own resources and funds.

b. The Notification dated 14.09.2006 issued by the Ministry of Environment and Forests (MoEF) is not applicable to the project "Optus Greens". The said project has been developed in accordance with the approvals granted by the Directorate of Town and Country Planning under the Deen Dayal Jan Awas Yojana (DDJAY), vide License No. 205 of 2022 dated 13.12.2022.

c. The Quarterly Progress Reports (QPRs) have already been duly filed on the web portal up to the grant of Completion Certificate i.e., 31.03.2026.

5. On 13.05.2026, the Authority decided to grant one last opportunity to submit the information mentioned in para- 1 above along with the status of commercial buildings and community sites.

6. Vide reply dated 22.07.2026, the Promoter has submitted the following:

i. Promoter is developing the commercial sites entirely through its own resources and funds. Certificate issued by Chartered Accountant certifying and verifying the project is being developed exclusively from Promoter's own resources.

ii. The Community site has been gifted to the DTCP, Haryana vide gift deed dated 21.06.2024. Copy of the gift deed enclosed with the reply.

iii. Copy of approval of standard designs of Commercial Site measuring 0.1927 acres.

7. On 29.07.2026, the Authority directed the Promoter to submit soft copy of approved of standard designs of Commercial Site measuring 0.1927 acres along with approval letter (upto 5 Mb) before the next date of hearing.

8. Vide reply dated 03.09.2026, the promoter has submitted hardcopy as well as soft copy of approved standard designs of Commercial Site measuring 0.1927 acres along with approval letter.

9. In view of above, the Authority observes that since, the promoter has duly complied with all the observations conveyed by the Authority. The Authority decides to take on record the completion certificate and approved standard designs of commercial pocket on record and directs the office to upload the same on the web portal of the Authority.\

10. **Disposed of.**

Haryana Real Estate Regulatory Authority
2765
Despatch No
Date 14/10/26
PANCHKULA

True copy

Secretary (Acting),
HRERA, Panchkula

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

LA(Kakul)
Kakul 14/10/26

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