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 07.10.2026.

Item No. 334.12

Application for Defreezing/Release of Plots forming part of 65.50% Landowners' Share and permission to jointly hold and sell the said plots in terms of Special Condition No. XIII of the RERA Registration Certificate.

Promoter: **OPS Realty Private Limited.**

Project: **"OPS LAKEFRONT" an Industrial Plotted Colony to be developed on land measuring 31.51875 acres situated in the revenue estate of village Uchana, Karnal.**

Reg. No.: **HRERA-PKL-KRL-950-2026 dated 22.07.2026 valid upto 31.03.2031.**

Temp ID: **2048-2026.**

Present:- **Sh. Harshit Bansal (Director) and Adv. Om Singh on behalf of the promoter.**

1. The Promoter vide letter dated 01.09.2026 has submitted the following:

"We, M/s OPS Realty Private Limited, along with the Landowners, hereby submit the present application in respect of our Industrial Plotted Colony Project namely "OPS LAKEFRONT", being developed in the revenue estate of Village Uchana, District Karnal, Haryana.

That the present Application is being jointly submitted by the Landowners along with the Developer/Promoter seeking appropriate permission/direction from this Hon'ble Authority for defreezing/release of the plots forming part of the 65.50% Landowners' Share and permitting the Landowners to jointly hold and sale the said plots in terms of Special Condition No. XIII of the RERA Registration Certificate.

We respectfully request this Hon'ble Authority to kindly defreeze/release the plots forming part of the 65.50% Landowners' Share, as identified under Special Condition No. XIII of the RERA Registration Certificate, and permit the Landowners to jointly hold, deal with and sell the plots forming part of their

respective Landowners' Share, in accordance with the applicable laws, rules and regulations.

The Applicant(s) shall remain bound by all applicable provisions of the Real Estate (Regulation and Development) Act, 2016, the Rules and Regulations framed thereunder, and the directions/orders of this Hon'ble Authority.

2. Following has been jointly undertaken by the Landowners and the promoter:-

We, the undersigned Landowners and the Developer/Promoter, do hereby solemnly affirm and declare as under:

1. *That the Project namely "OPS LAKEFRONT", an Industrial Plotted Colony, is being developed in the revenue estate of Village Uchana, District Karnal, Haryana, by **M/s OPS Realty Private Limited**, being the Developer/Promoter of the Project.*
2. *That the present Joint Affidavit-cum-Undertaking is being submitted before this Hon'ble Authority in connection with the application seeking defreezing/release of the plots forming part of the 65.50% Landowners' Share, as identified/provided under Special Condition No. XIII of the RERA Registration Certificate of the Project.*
3. *That the Landowners hereby jointly request this Hon'ble Authority to kindly permit the Landowners to jointly hold, deal with and sell the plots forming part of the 65.50% Landowners' Share, as identified under Special Condition No. XIII of the RERA Registration Certificate.*
4. *That the Developer/Promoter hereby confirms and undertakes that the request for defreezing/release of the Landowners' Share is being made with the consent and knowledge of the Developer/Promoter and that the Developer/Promoter has no objection to the Landowners jointly holding, dealing with and selling the plots forming part of the 65.50% Landowners' Share, subject to applicable law and the directions of the competent authorities.*
5. *That the Landowners jointly undertake and assure that any sale, transfer, allotment or other dealing in respect of the plots forming part of the 65.50% Landowners' Share shall be undertaken strictly in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016.*
6. *That the deponents undertake to comply with all conditions, directions and safeguards that may be prescribed by this Hon'ble Authority while permitting the defreezing/release of the said plots."*

3. Today, the Authority after consideration decided to defreeze the plots coming to the share of the landowners. Corrigendum be issued accordingly. **Disposed of.**

Haryana Real Estate Regulatory Authority
2884
Despatche No
Date 21/10/26
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 DHRUV

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