



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

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 19.09.2022.**

**Item No. 184.18**

(ix) **Promoter :** The Opal Developers and Construction Pvt. Ltd.

**Project :** "The Green City" - Affordable Residential Plotted Colony under DDJAY on land measuring 13.20 acres situated in revenue estate of village Hansi, Sector-2, Hansi.

**Temp ID:** RERA-PKL-1101-2022

1. This application was last considered by the Authority on 06/09/2022 when

*"The promoter had submitted a layout plan accompanied with affidavit showing therein the combined share of plots which will be allotted to the landowner-promoters. It has not been specified as to which plots will come into the share of each individual landowner. Showing a combined allocation in favour of all landowners could result into dispute in future which has the potential of stalling progress of the project.*

*Applicant-promoter should specify plot numbers which will come into share of each landowner separately and submit to the Authority alongwith an affidavit signed by said landowner accepting such allotment.*

*Authority in principle agrees to register the project. However, final decision for registration will be taken after receipt of above information."*

2. Thereafter, promoter in compliance of the orders dated 06.09.2022 has submitted a joint agreement which was registered on 09.09.2022 mentioning that Landowner No. 1 is entitled to 43.22% of the saleable area which works out to 13291.83 sq. mtrs. The promoter has duly earmarked the share of Landowner no. 1 on the layout plan which is signed by all landowners.

3. Landowners 2 to 6 being shareholders in the company will be getting benefit of 56.78% saleable area only. Therefore, the landowners 2 to 6 (of the 1<sup>st</sup> party) have not been granted any right of sale in the saleable area belonging to Landowner no. 1.





After examination of the documents submitted by the promoter, Authority observes that it is a fit case for registration. Registration certificate be issued accordingly.

4. Disposed of. File be consigned to record.

True copy



Executive Director,  
HRERA, Panchkula



29/9/22  
LA (Amubinn)

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