



**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 08.01.2025.**

**Item No. 274.03**

**Consideration of the applications received by the Authority for Registration of New Projects.**

(i) **Promoter:** Opal Developers & Construction Pvt. Ltd.

**Project :** "The Green City" an Affordable residential plotted colony under DDJAY-2016 on land measuring 9.72 acres (in addition to License No. 97 of 2022 for an area measuring 13.20 acres) situated in the revenue estate of Village Hansi, Sector-2, District Hisar.

**Temp ID :** RERA-PKL-1577-2024

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

1. This application is for registration of the project namely; "The Green City". License No. 72 of 2024 dated 28.06.2024 valid up to 27.06.2029 has been granted by Town and Country Planning Department, Haryana in favour of Opal Developers & Construction Pvt. Ltd., Sh. Aatam Prakash, Sh. Nand Lal, Sh. Jatin Chaudhary, Sh. Lovkesh in collaboration with Opal Developers & Construction Pvt. Ltd in addition to License No. 97 of 2022 granted for an area measuring 13.20 acres. An area measuring 13.20 acres has already been registered by the Authority vide registration no. HRERA-PKL-HSR-359-2022 dated 04.10.2022 valid upto 31.12.2024.

2. The application was examined and following observations were conveyed to the promoter on 02.01.2025:

- i. Collaboration Agreement is revocable in nature
- ii. As per GPA and some clauses of Collaboration Agreement, Developer has powers to execute sale/conveyance deeds in respect of owner's and Developer's share however



- as per Clause 18 of the Collaboration Agreement, Developer has powers to execute conveyance deeds in respect of developer's share in the project.
- iii. Balance sheet for the year 2023-2024 has not been submitted.
  - iv. CA certificate is not in prescribed format.
  - v. Since Registration No. HRERA-PKL-HSR-359-2022 dated 04.10.2022 is going to lapse on 31.12.2024, the status of extension of the project may also be appraised.
  - vi. Changes in layout plan be marked on revised Layout Plan.
  - vii. No. of plots allotted to the allottees as on date be shown on the revised layout plan.
  - viii. Since the Layout Plan has been revised, written consent of 2/3<sup>rd</sup> allottees will be required.
3. The promoter vide reply dated 07.01.2025 has complied with the observations at serial no. iii to vii above. Adv Tarun Ranga was asked to comply with the remaining observations at sr. no. i, ii and viii.
4. After examination, the Authority decides to grant one last opportunity to comply with the above observations and also an opportunity of being heard personally on the next date of hearing before rejecting the application.
5. Adjourned 15.01.2025.



*allotted*  
14/1/25

True copy

*Seem*

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 Shudham*