



**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 15.01.2025.**

**Item No. 275.03**

(v) **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 and 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. The Authority on 08.01.2025 directed the representative Adv Tarun Ranga to comply with the remaining observations at sr. no. i, ii and viii by granting one last opportunity.
4. Now, the promoter vide reply dated 15.01.2024 has complied with the remaining deficiencies at sr. no. i, ii and viii.
5. Since all the observations have been complied with, the Authority found the project fit for registration subject to the following special conditions:
- i. Both the Promoter and landowner/licensee shall comply with the provisions of Section 4(2)(l)(D) of RERA Act, 2016 (as per their shareholding in the saleable area as agreed to in the collaboration agreement) which states that 70% of the amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP-I.
  - ii. That 6 Plots of A-2 Block (Plot No. C-1 to C-6), 6 Plots of B-2 Block (Plot No. C-7 to C-12), 3 Plots of C-4 Block (C-22 to C-24), 10 Plots of D-8 Block (Plot No. C-26 to C-35), 3 Plots of B-1 Block (Plot No. C-37 to C-39), total 28 numbers coming to the share of landowner/licencees cannot be put to sale by the promoter and shall be handed over to the land owner/licencees after the grant of completion certificate by DTCP, Haryana.
  - iii. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.



- iv. Promoter shall submit duly approved building plans in respect of commercial site measuring 0.3888 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- v. 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 works at site.
- vi. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.
- vii. That as per the joint undertaking cum affidavit dated 13.12.2024, both the promoter and land owner/Licencees shall be jointly and severally liable under the provisions of RERA Act/Rules.
- viii. The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. If the 70% RERA account varies from the account already mentioned in REP-I, the Promoter is directed to issue a public notice of size 3'' x 3'' (in two newspapers widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
- ix. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account
- x. No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code should also be affixed on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.
- xi. The following plots falling under mortgaged land cannot be sold by the promoter without the written consent of DTCP, Haryana and RERA Panchkula:-

From License No. 97 of 2022 (registered vide RC No. HRERA-PKL-HSR-359-2022 dated 04.10.2022)

| Sr. No. | Plot No | Area (Sq mtrs.) | No of Plots | Total Area (in sq mtrs) |
|---------|---------|-----------------|-------------|-------------------------|
| 1       | 41-50   | 141.66          | 10          | 1416.60                 |
| 2       | 131     | 129.43          | 1           | 129.43                  |
| 3       | 132-138 | 130.49          | 7           | 913.43                  |
| 4       | 139-143 | 130.49          | 5           | 652.45                  |



From the Additional License No. 72 of 2024

|   |            |        |    |         |
|---|------------|--------|----|---------|
| 5 | A-23 to 28 | 132.41 | 6  | 749.46  |
| 6 | A-29 to 35 | 132.42 | 7  | 926.87  |
| 7 | A-36       | 131.33 | 1  | 131.33  |
| 8 | A-37 to 39 | 107.94 | 3  | 323.82  |
| 9 | A-40 to 42 | 106.38 | 3  | 319.14  |
|   |            | Total  | 43 | 5607.53 |

6. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy

*[Handwritten Signature]*

Executive Director,  
HRERA, Panchkula

*[Handwritten Signature]*  
23/1/25

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

CA (Shubham)