



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 08.10.2025.

Item No. 302.03

(ii) **Promoter:** OPG Developers Pvt. Ltd.

Project : "MNM Estate" an affordable residential plotted colony (under DDJAY-2016) being developed over an area measuring 17 acres situated in the revenue estate of Village Rohtak, Sector 6, Rohtak.

Temp ID : RERA-PKL-1783-2025.

Present: Sh. Neeraj Puri on behalf of promoter.

1. This application is for registration of the project namely; "MNM Estate" bearing license No. 123 of 2025 dated 17.07.2025 valid upto 16.07.2030 granted in favour of Sh. Manmohan and Haryana Ferro Alloys Ltd in collaboration with OPG Developers Private Limited for the development of an affordable residential plotted colony (under DDJAY-2016) being developed over an area measuring 17 acres situated in the revenue estate of Village Rohtak, Sector 6, Rohtak.

2. The application was examined and following observations were conveyed to the promoter on 03.10.2025:

- i. Collaboration agreements are revocable in nature since they can be modified with the written consent of the authorised representatives of each parties.
- ii. As per HDFC bank letter dated 25.09.2025, 100% account details have to be mentioned in REP-I Part D.
- iii. Financial capability of the promoter company showing the net worth of the company be submitted. It should reflect as to how the promoter will develop the project and from where the funds will be arranged.
- iv. Ownership documents of the proposed project be submitted.

3. The promoter vide replies dated 06.10.2025 and 08.10.2025 has complied with the observations mentioned above.



4. After consideration, the Authority found the project fit for registration subject to the following special conditions:

- i. Both the promoter and landowner/licencees 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 Form REP I.
- ii. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning department.
- iii. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter, however can be sold by the Landowner.

Manmohan Goel

Sr. No.	Plot No.	Area (Sq. Mtr.)
1	1	149.29
2	2	149.29
3	3	149.29
4	4	149.29
5	5	149.29
6	6	149.29
7	10	149.29
8	11	150.00
9	12	150.00
10	13	150.00
11	17	149.94
12	18	149.94
13	19	149.94
14	20	149.94
15	21	149.94
16	27	149.94
17	28	149.94
18	29	150.00
19	30	150.00
20	37	150.00
21	38	150.00
22	39	150.00
23	40	150.00
24	41	150.00
25	42	150.00
26	43	150.00
27	47	150.00
28	48	150.00
29	49	150.00
30	94	149.29
31	95	149.29



32	96	149.29
33	103	149.29
34	104	149.29
35	105	149.29
36	109	149.29
37	110	149.29
38	111	149.29
39	112	149.29
40	113	149.29
41	114	149.29
42	118	126.15
43	119	126.15
44	120	149.29
45	124	126.15
46	125	126.15
47	126	126.15
48	127	126.15
49	128	126.15
50	129	126.15
51	135	149.29
52	136	149.29
53	137	149.29
54	138	149.29
55	142	149.29
56	143	149.29
57	144	149.29
58	145	149.29
59	149	149.29
60	150	149.29
61	151	149.29
62	152	149.29
63	153	149.29
64	154	149.29
65	155	149.29
66	156	149.29
67	157	149.29
68	164	149.29
69	165	149.29
70	166	149.29
71	167	149.29
72	168	149.29
73	173	149.29
74	174	149.29
75	175	149.29
76	179	149.29
77	180	149.29



78	185	149.29
79	186	149.29
80	187	149.29
81	188	149.29
82	189	149.29
83	190	149.29
84	195	149.29
85	196	149.29
86	197	149.29
87	198	149.29
88	199	149.29
89	200	149.29
90	201	149.29
91	206	149.29
92	207	149.29
93	208	149.29
94	209	149.29
95	210	149.29
96	211	149.29
97	215	149.29
98	216	149.29
99	217	149.29
100	218	149.29
101	219	149.29
102	223	150.00
103	224	150.00
104	225	150.00
105	227	149.03
106	228	147.51
107	229	147.51
108	230	147.51
109	231	147.51
110	232	147.51
111	237	149.29
112	238	149.29
113	239	149.29
114	240	149.29
115	241	149.29
116	247	149.29
117	248	149.29
118	249	149.29
119	250	149.29
120	251	149.29
121	252	149.29
122	257	146.73
	Total	18033.87



Haryana Ferro Alloys Ltd

Sr. No.	Plot No.	Area (Sq. Mtr.)
1	51	150.00
2	52	150.00
3	53	150.00
4	54	150.00
5	55	150.00
6	60	150.00
7	61	150.00
8	62	150.00
9	63	150.00
10	64	150.00
11	67	150.00
12	68	150.00
13	69	150.00
14	70	149.94
15	71	149.94
16	72	149.94
17	78	149.94
18	79	149.94
19	80	149.94
20	82	149.29
21	83	149.29
22	84	149.29
23	85	149.29
24	86	149.29
25	87	149.29
26	92	149.29
27	93	149.29
	Total	4043.96


- iv. The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. The Promoter is also directed to issue a public notice of minimum size of 3 x 3 (inches) (in two newspapers widely circulated in the area including one in Hindi) indicating details of all three accounts i.e., 100%, 70% and 30% account 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.
- v. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.663 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.
- vi. 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.



- vii. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- viii. 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.
- ix. That as per joint undertakings cum affidavit dated 25.09.2025, no clause of the Collaboration Agreement shall be amended/modified. The promoter should also not execute any addendum to the collaboration agreement subsequently.
- x. That as per the joint undertaking dated 25.09.2025, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- xi. No advertisement/public notice be issued through any medium without affixing the QR code and registration number issued by the Authority. The QR code and RC No. 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.
5. The office is directed to get the necessary corrections done in Form REP-I Part C and D as per reply dated 06.10.2025.
6. Disposed of. File be consigned to record room after issuance of registration certificate.



True copy


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 (Shubham)


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STP on leave