



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 15.07.2026.

Item No. 325.03

- (v) **Promoter:** OPS Realty Private Limited.
- Project Name:** "OPS LAKEFRONT" an Industrial Plotted Colony to be developed on land measuring 31.51875 acres situated in the revenue estate of village Uchana, Karnal.
- Temp Id:** RERA-PKL-2048-2026.
- Present:** Sh. Harshit Bansal (Director) and Adv. Om Singh on behalf of the promoter.

1. This application is for registration of real estate project namely "OPS LAKEFRONT" an Industrial Plotted Colony bearing licence no. Licence no. 55 of 2026 dated 25.03.2026 valid upto 24.03.2031 to be developed on land measuring 31.51875 acres situated in the revenue estate of village Uchana, Karnal granted in favour of Sh. Paramjeet Singh, Sh. Jagjeet Singh, Sh. Gurpreet Singh and Enviro Sense Realty Pvt. Ltd. in collaboration with OPS Realty Private Limited.

2. The application was examined and following observations were conveyed to the promoter on 06.07.2026:

- Fee is deficit by ₹ 5,60,020/-
- The net worth of the Promoter is ₹ 4.71 crore. However the details of non-current assets are not specific and also not supported by valuation.
- Plots coming in the share of each landowner be submitted. The plots be marked on the layout plan.
- The promoter has taken unsecured loan of ₹ 45.65 crores. A clarification be submitted whether any plot has been sold against the loan in the form of an Affidavit (copy enclosed)
- Net worth certificates (supported by valuation) of all the directors are not submitted.
- Payment plan at CP 273 & 275 are not in order.



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- vii. In REP I (Part A) fee details are missing.
- viii. REP II- clause 1 is not in order.
- ix. No clarity in collaboration Agreement- no gist submitted.
- x. Permission relating to the construction of culvert- Stage of construction- plots affected due to non- construction.
- xi. Location of the colony be marked on the last approved development plan.

3. The promoter vide replies dated 10.07.2026, 13.07.2026 and 15.07.2026 has removed all the above observations. After consideration, the Authority finds the project fit for registration subject to the following special conditions:-

- i. 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 size 3 x 3 (inches) (in two newspapers widely circulated in the area including one in Hindi) indicating 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.
- ii. The payment plan approved by the Authority having quantum of all other charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
- iii. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- iv. Promoter shall 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.
- v. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.314 acres to the Authority along with deficit fee, if any, within 15 days after the approval by Town & Country Planning department Promoter shall also allot commercial plotted area as per the collaboration agreement to the landowners. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- vi. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with its validity as issued by the Authority. The QR code, RC number alongwith validity should be affixed on the top-right corner 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.
- vii. 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.
- viii. That any change in the communication address shall be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in Form REP-I.



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- ix. That as per the joint undertakings cum affidavits, both the landowner/licencee and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- x. That as per joint undertakings cum affidavits, no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter shall also not execute any addendum to the collaboration agreement in future.
- xi. The promoter and the Licencee/Landowner shall comply with the provisions of section 4(2)(I)(D) of RERA Act, 2016 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.
- xii. That following plots falling under the 11 KV HT Line shall not be sold by the promoter unless defreezed by the DTCP and RERA Panchkula :-

Sr. No.	Plot Type	Plot Numbers
1	Residential	113,114,115,116,117,118,119,190,191
2	Industrial	33,34,65,66,67,68,69,70,71,72,73,74,75,76,77,78,79,80,81,82

- xiii. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter and can only be sold by the landowner:-

Category	Plot No.
Residential	1,2,3,4,5,6,7,8,9,20,21,22,23,24,25,26,27,28, 29,30,31,32,33,34,35,36,37,38,39,40,41,56, 57,71,72,73,74,75,76,77,84,86,87,88,89,90, 91,92,93,94,95,96,97,98,99,100,101,102, 103,104,105,106,107,108,109,110,111,112, 115,116,117,118,119,120,121,122,123,124, 125,126,129,130,131,132,133,134,135,136, 137,138,139,140,141,142,143,144,145,146, 147,148,149,150,151,152,153,154,155,156, 157,158,159,160,161,162,163,164,165,166 167,168,190,191,195,196,199,200,201,202, 203,204,205,206,207,208,209,210
Total Area in Sq. Mtr.	19285.019
Industrial	1,2,4,5,8,9,11,12,13,14,15,16,17,18,19,20, 21,32,37,38,39,40,44,45,48,49,50,51,52,53, 56,58,59,60,61,62,63,65,66,69,70,71,72,77, 78,79,80,81,82,83,84,86,90,91,92,93,94,95, 96,97,98,100,101,102,103,104,105,109,110, 111,112,113,114,115,116,117,118
Total Area in Sq. Mtr.	34305.48



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The abovesaid plots shall remain freezed till the promoter submits the allocation of plots to each landowner.

- xiv. That following plots are not allowed to be sold till the construction of the culverts over the water course and permission with regard to sale granted by RERA, Panchkula: -

Sr. No.	Plot Type	Plot Numbers
1	Residential	71,97,113,114,115,116,190,191,133,134,143,144,157,158,165
2	Industrial	33,34,55,65,62

4. File be consigned to record room after issuance of registration certificate. Payment Plan to be updated online. **Disposed of.**



True copy

Secretary (Acting),
HRERA, Panchkula

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

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