



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

CERTIFICATE FOR REGISTRATION OF PROJECT

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of an Affordable Residential Plotted Colony under DDJAY namely "The Green City" on land measuring 13.20 acres situated in the revenue estate of village Hansi, Sector-2, Hansi, Dist. Hisar vide

Registration No. HRERA-PKL-HSR-359-2022 **Dated: 04.10 .2022**

2. Promoter of the project is Opal Developers and Construction Pvt Ltd, having its registered office at House No 2, Gali no-1, Near Polaris Hospital Gurugram-122018. Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi with CIN No. U70109HR2021PTC099607 having PAN No. AADCO6435B.

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3. The information submitted by the promoter about the project may be viewed in the PDF uploaded along with this certificate on the web portal of the Authority www.haryanarera.gov.in.

4. This Registration is being granted subject to the following conditions that the promoter shall:

- i) strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.
- ii) strictly abide by the declaration made in form REP-II
- iii) apart from the price of the plot, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
- iv) the Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to plots sold/booked and expenditure made in the project.

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- v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.
- vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.
- vii) that the promoter shall submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.
- viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.
- ix) Complete the said project by 31.12.2024.

Special Conditions:

- i) The promoter had duly earmarked the plots of landowner no. 1(Sh. Jai Ram Dass Kathuria) on the layout plan which are as under:

Sr. No.	Plot No.	Plot Area (Sq. Mts.)	No. of Plots	Total Area (Sq. Mts.)
1.	27 to 64	141.71	38	5384.98
2.	104 to 115	139.75	12	1677
3.	131 to 146	130.64	16	2090.24
4.	165 to 172	Irregular	8	816.22
5.	173 to 178	Irregular	6	887.27
6.	179 to 182	122.16	4	488.64
7.	207 to 213	142.28	7	995.96
8.	220 to 226	142.28	7	995.96
		Total	98	13336.27

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He can sell the above plots to any third party only after possession of plots is handed over to him after receipt of completion certificate in respect of the project.

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 1st party) have not been granted any right of sale in the saleable area belonging to Landowner no. 1.

- ii) Promoter shall submit a copy of demarcation plan, zoning plan, service plans to the Authority immediately after their approval by Town & Country Planning Department.
- iii) Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.474 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pocket.



Dr. Geeta Rathee Singh
Member



Nadim Akhtar
Member



Dilbag Singh Sihag
Member Chairman