



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA



CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of an Affordable Residential Plotted Colony (under DDJAY 2016) namely "OPS Divine Greens" over an area measuring 20.60 acres situated in the revenue estate of village Gangar & Shamgarh, Sector-16, Nilokheri-Taraori, Karnal vide

Registration No. HRERA-PKL-KRL-621-2024

Dated: 01.10.2024

2. The Licencee/Landowners of the project are – KCG Resorts Pvt. Ltd., Sh. Khushagr, Sh. Mridul Bansal, Sh. Amit and Sh. Vikas. Promoter of the project is M/s KCG Resorts Pvt. Ltd. having its registered office at 839, Sector 13 Urban Estate, Karnal-132001, Haryana. Promoter is a Private limited company registered with Registrar of Companies, National Capital Territory of Delhi with CIN U55101HR2009PTC039831 having PAN No AAECK2303D.

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3. Information submitted by the promoter about the project may be viewed in the PDF uploaded alongwith this certificate on the web portal of the Authority www.haryanarera.gov.in .
4. This Registration is being granted subject to 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) 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.
 - 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.



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- 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) the said project shall be completed by 18.06.2029. However, the registration shall be co-terminus with the License granted by DTCP, Haryana.

Special Conditions

- i. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- ii. Promoter shall submit duly approved building plans in respect of commercial site measuring 0.821 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.
- iii. 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.
- iv. That as per the joint affidavit dated 16.07.2024, both the promoter and land owner/Licencees shall be jointly and severally liable under the provisions of RERA Act/Rules.
- v. 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 15 days from the issuance of this registration certificate, till which time no plots shall be sold. No RERA



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account shall be subsequently changed by the promoter without the prior permission of the Authority.

- vi. 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.
- vii. 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.
- viii. That the revenue to be shared with the landowners from the sale of plots can only be withdrawn from the 30% account.
- ix. The Promoter shall be responsible for the maintenance and upkeep of services of the project upto 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.
- x. The Promoter i.e., KCG Resorts (P) Limited can sell/market only the following plots till addendum relating to clause 12.1 of the Collaboration agreement is signed by all the Landowners and submitted to the Authority and the remaining plots subsequently released by the Authority:



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Sr. No	Type of Plot	Plot No.	Area of each plot (Sq. Mtr.)	No. of Plots
1.	A-21	16-21	149.44	6
	A-12	22- 49	135	28
	A-9	50-53	150	8
		72-75		
	A-20	102-115	131.25	14
	A-14	158-159	118.09	7
		161		
		192-195		
				63


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member