



# 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 "The Green City" over an area measuring 9.72 Acres (earlier license no. 97 of 2022 for an area measuring 13.20 acres already registered vide Registration No. HRERA-PKL-HSR-359-2022 dated 04.10.2022) situated in the revenue estate of Village Hansi, Sector-2, Hansi, District Hisar vide

**Registration No. HRERA-PKL-HSR-660-2025**

**Dated:28.01.2025**

2. Promoter of the project is Opal Developers & Construction Pvt. Ltd, having its registered office at House No. - 2, Gali No. 1, Near Polaris Hospital, Gurugram, Haryana, 122018. Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi with CIN U70109HR2021PTC099607 having PAN No AADCO6435B. However, landowner/licencees are Opal Developers & Construction Pvt. Ltd., Aatam Prakash, Nand Lal, Jatin Chaudhary and Sh. Lovkesh.

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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](http://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.



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- 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) the said project shall be completed by 31.03.2028. However, the registration shall be co-terminus with the License granted by DTCP, Haryana.

### **Special Conditions**

- i. Both the Promoter and landowner/licensee shall comply with the provisions of Section 4(2)(I)(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



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owner/licensees 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)



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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: -



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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

  
Chander Shekhar  
Member

  
Dr. Geeta Rathee Singh  
Member

  
Nadim Akhtar  
Member

  
Parnet S Sachdev  
Chairman