



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA



FORM 'REP-III' [See Rule 5(1)] REGISTRATION CERTIFICATE OF PROJECT

The Director, Town & Country Planning has granted license no. 123 of 2025 dated 17.07.2025 which is valid upto 16.07.2030 for setting up of an Affordable Residential plotted Colony (under DDJAY-2016) to be developed on land measuring 17 acres. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "MNM Estate" situated in the revenue estate of Village Rohtak, Sector 6, Rohtak vide

Registration No. HRERA-PKL-ROH-779-2025

Dated: 23.10.2025

2. Promoter of the project is OPG Developers Pvt. Ltd., having its registered office at A-19, IIIrd Floor, Street No. 3, Guru Nanak Pura, Laxmi Nagar, East Delhi, 110092. Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi with CIN U70200DL2011PTC227888 having PAN No AAICM0615L. However, Landowner/licencees are Sh. Manmohan and Haryana Ferro Alloys Ltd.

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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 within one week after publication.
 - vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules, 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 31.12.2028. However, the registration shall be co-terminus with the validity of license granted by DTCP, Haryana.

Special Conditions:

- i. Both the promoter and landowner/licencees 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 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

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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

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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

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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

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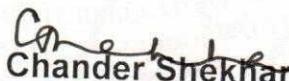
18	79	149.94
19	80	149.94
20	82	149.29
21	83	149.29
22	84	149.29
23	85	149.29
24	86	149.29
25	87	149.29
26	92	149.29
27	93	149.29
	Total	4043.96

- 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 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.
- 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.

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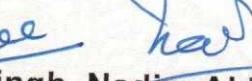
- ix. That as per joint undertakings cum affidavit dated 25.09.2025, no clause of the Collaboration Agreement shall be amended/modified. The promoter shall also not execute any addendum to the collaboration agreement subsequently.
- x. That as per the joint undertaking dated 25.09.2025, both the landowner/licencees 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 RC Number issued by the Authority. The QR code and RC Number 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.


Chander Shekhar

Member


Dr. Geeta Rathee Singh

Member


Nadim Akhtar

Member


Parneet S Sachdev

Chairman