



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. 55 of 2026 dated 25.03.2026 valid upto 24.03.2031 for setting up of an Industrial Plotted Colony to be developed on land measuring 31.51875 acres 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. Based on this licence, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "**OPS LAKEFRONT**" situated in the revenue estate of village Uchana, Karnal vide

Registration No. HRERA-PKL-KRL-950-2026

Dated: 22.07.2026

2. Promoter of the project is OPS Realty Private Limited, having its registered office at C/o Ritu Bansal 855, Sector 13, Urban Estate, Karnal, Haryana-132001. Promoter is a Private Limited Company registered with Registrar of Companies, Haryana, with CIN U70109HR2022PTC106787 and having PAN No AADCO8994P.

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3. 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 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 2018 and update the same periodically but not later than every quarter, including the information relating to plot 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.
 - vii) that the promoter shall submit the quarterly progress report from the date of registration upto the date of completion of the project.



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- viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.
- ix) The date of completion of the project is 31.03.2031. However, the registration shall be co-terminus with the validity of license granted by DTCP, Haryana.

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,

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within 15 days after the approval by Town & Country Planning department. Promoter shall also allot respective commercial area to the landowners (with mutual consent) before disposing of any part of commercial site. A copy of joint agreement should also be submitted to the Authority.

- 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.
- IX. That as per the joint undertaking cum affidavit, both the landowner/licencee and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- X. That as per joint undertaking cum affidavit, 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 Landowner/ Licencee 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.



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- XII. That following plots falling under the row of 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 landowners:-

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,

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	111,112,113,114,115,116,117,118
Total Area in Sq. Mtr.	34305.48

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


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman