



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

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**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 22.04.2026.**

**Item No. 319.26**

**Request for refund of excess fee paid at the time of registration.**

**Promoter:** Madhuban Colonizers Pvt. Ltd.

**Project:** "Orange Flower Valley" on land measuring 12.343 acres situated in the revenue estate of Village Billah Sector - 14, Kot Behla Urban Complex, Panchkula.

**Reg. No.:** HRERA-PKL-PKL-733-2024 dated 23.07.2025 valid upto 01.07.2030.

**Temp ID:** RERA-PKL-1733-2025.

1. The promoter vide letter dated 16.07.2025, submitted that they had deposited an amount of ₹5,71,400/- along with the application for registration assuming that the project is falling under High potential zone, but later they came to know that the site of proposed project falls within Low potential zone as declared by Govt. of Haryana.
2. In view of above they are requesting for a refund of excess amount of ₹2, 86,723/-.
3. The Authority on the last date of hearing i.e., 04.02.2026 had directed the promoter to submit the fee calculation details along with proof of payment and the notification vide which Govt. of Haryana has declared the project proposed land as Low potential zone before next date of hearing.
4. Since reply has not been received from the promoter, therefore the request of the promoter to refund the excess fee paid at the time of registration is hereby rejected. **Disposed of.**



True copy

Secretary (Acting),  
HRERA, Panchkula

A copy of the above is forwarded to Advisor, HRERA Panchkula, for information and taking further action in the matter.

LA STP/ANAV  
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all  
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STP(away)