



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 08.04.2026.

Item No. 318.19

Newspaper Clipping of the project Orange Flower Valley regarding payment plan.

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. It has come to the notice of office that in the Dainik Bhaskar newspaper dated 29.03.2025, an advertisement of the above RERA registered project reflecting the following payment plan has been issued:-

| Plot Type | Plot Size (sq.yard.) | Rate per sq yard | 10% within 5 days of allotment | 20% within 30 days | 20% within 60 days | 20% within 90 days | 20% within 120 days | 10% on offer of possession | Total |
|-----------|----------------------|------------------|--------------------------------|--------------------|--------------------|--------------------|---------------------|----------------------------|----------|
| Type A | 151.340 to 167.678 | ₹81,500 | ₹12.33 Lacs | ₹24.66 Lacs | ₹24.66 Lacs | ₹24.66 Lacs | ₹24.66 Lacs | ₹12.33 Lacs | ₹1.23 Cr |
| Type B | 170.656 to 179.39 | ₹81,500 | ₹14.62 lacs | ₹29.24 Lacs | ₹29.24 Lacs | ₹29.24 Lacs | ₹29.24 Lacs | ₹14.62 Lacs | ₹1.46 Cr |

2. However, the payment plan submitted by the promoter at the time of registration was as under: -

| Sr. No | Payment stage | Amount (%age of sale price) |
|--------|----------------------------------|------------------------------------|
| 1. | At the time of booking | 10% |
| 2. | Upon payment of 10% | BBA will get issued within 45 days |
| 3. | Upon start of earth filling work | 10% |



(2)

| | | |
|-----|---|-----|
| 4. | Upon start of sewerage works | 10% |
| 5. | Upon start of storm water line | 10% |
| 6. | Upon start of laying of water supply line | 10% |
| 7. | Upon start of Internal Road works | 20% |
| 8. | Upon start of electrification works | 10% |
| 9. | Upon start of landscape works | 10% |
| 10. | On receiving of completion certificate or offer of possession | 10% |

3. Therefore, above newspaper advertisement is in violation of the RERA provisions and rules framed thereunder.

4. After consideration, the Authority decided that Managing Director/ one of the Directors of the promoter company be personally present on next date of hearing to explain the above. A copy of the said orders to sent to the promoter through registered post & mail. Adjourned to 13.05.2026.



True copy

[Handwritten Signature]
Secretary (Acting),
HRERA, Panchkula

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

STP on leave

~~Signature~~
4/5/26

STP

LA SHUBHAM

[Handwritten Signature]

4/5/26