



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

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

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 13.05.2026.**

**Item No. 322.46**

**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.**

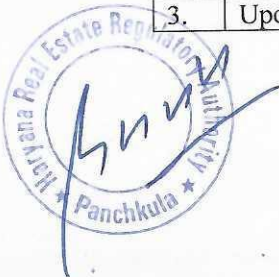
**Present: Adv. Tarun Ranga on behalf of the promoter.**

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%



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. On 08.04.2026, 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. Delivered through mail on 04.05.2026.

5. The promoter vide letter dated 12.05.2026 has informed that the Advertisement dated 29.03.2026 published in the newspaper (Ambala Bhaskar) was issued solely by one of their agents on his own cognizance and without any authorization from the company. The company has no concern or relation whatsoever with the said advertisement.

They further submitted that, due to unforeseen circumstances, the Director of the company is presently unavailable. However, the Authorized Signatory along with the Counsel shall remain present before the Hon'ble Authority on 13.05.2026. It is further submitted that the Director of the company shall be present on the next date fixed by the Hon'ble Authority.

5. After consideration, the Authority imposes a cost of Rs 1 Lac for non appearance of the Director and further directs the promoter to show cause as to why penalty may not be imposed under Section 61 of the Act. The Director of the company shall be present on the next date of hearing.

6. Adjourned to **10.06.2026**.



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.

Advisor (on leave)  
STP (on leave)

CASHUJAN  
Subram  
Kumar  
9/6

(2)