HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.
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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 26.08.2026.

Item No. 330.37

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%

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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. The matter was taken up by the Authority 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 be sent to the promoter through registered post & mail. Delivered through mail on 04.05.2026.

5. The promoter vide letter dated 12.05.2026 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 was also submitted that the Director of the company shall be present on the next date fixed by the Hon'ble Authority.

6. The Authority, on 13.05.2026, imposed a cost of ₹1 Lac for non-appearance of the Director and further directed 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.

7. Vide reply dated 06.07.2026, the promoter has submitted an affidavit mentioning that payment plan different from the one duly approved and registered with the Authority was inadvertently mentioned which was under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules and Regulations framed thereunder. That the aforesaid advertisement was issued by a property agent on his own accord owing to inadvertent lack of knowledge and understanding of the payment plan approved at the time of registration of the project. The publication was neither deliberate nor intentional and was not made with any mala fide intention to contravene the provisions of the Real Estate (Regulation

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and Development) Act, 2016, or any other applicable law, nor was it intended to mislead any prospective allottee, purchaser or member of the general public.

8. They further stated that the aforesaid advertisement was issued solely on his own responsibility and without obtaining any prior approval, authorization or instructions from Madhuban Colonizers Private Limited. The Company had no knowledge, involvement or participation whatsoever in the issuance or publication of the said advertisement and cannot, in any manner, be held responsible for the same. That immediately upon the matter being brought to the notice of Madhuban Colonizers Private Limited, he was called upon to explain the circumstances leading to the publication of the aforesaid advertisement. The Company has categorically advised and cautioned him to ensure strict adherence to the provisions of the Real Estate (Regulation and Development) Act, 2016, and all other applicable laws, rules and regulations while undertaking any promotional or marketing activities in relation to the project.

They undertake that no such omission, mistake, unauthorized publication or deviation from the approved project details shall ever be repeated in future.

9. That in order to rectify the inadvertent mistake, they have issued a fresh advertisement which was published in the newspapers Times of India and Ambala Bhaskar dated 17.05.2026 and 24.05.2026 respectively, incorporating the payment plan duly approved and registered with HRERA, Panchkula.

10. They further requested to waive off the cost of ₹ 1 lac imposed for non-appearance of the Director of company for which they had already filed an application seeking exemption from personal experience on 12.05.2026 since he was suffering from severe cough and high fever.

11. After considering the reply filed by the promoter, the Authority on the last date of hearing i.e., 15.07.2026, rejected the request of the promoter to waive off the said cost and directed the counsel to deposit the same during the course of the day. The said cost of ₹1 lac was deposited by the promoter during the course of day, which is taken on record. Further, since the promoter has violated the condition of the registration certificate by publishing the wrong payment plan, however the same has now been rectified by publishing the corrected one in the newspapers as stated above, therefore, taking a lenient view in the matter, the Authority decides to impose a cost of ₹5 Lac on the promoter, which should be deposited before the next date of hearing. Further, the promoter is directed to submit complete details of property dealer along with his RERA registration certificate who advertised the same, so that action as per law could be taken.

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12. Today, neither anyone appeared nor any reply has been filed. Taking note of the same, the Authority directed to send a copy of this order to the promoter through mail and registered post and grants them the last opportunity to file reply failing which the Authority may initiate coercive action against the promoter builder.

13. Adjourned to **14.10.2026.**

True copy

Haryana Real Estate Regulatory Authority
2553
Despatche No
Date 21.9.26
PANCHKULA

Secretary (Acting),
HRERA, Panchkula

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

CA-Shubham

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