



**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, hrerapkl-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 03.04.2024.**

**Item No. 248.13**

**Request for change of the name of project.**

**Promoter: Orange Castle Private Limited.**

**Project: "Orange Castle"- an affordable residential plotted colony on land measuring 6.168 acres situated in the revenue estate of Village Kheri Sadh, Sector-26 A, Rohtak.**

**Reg. No.: HRERA-PKL-ROH-471-2023 dated 27.06.2023 valid upto 15.02.2028.**

**Temp ID: 1248-2023.**

1. The Authority has registered the subject cited project on 27.06.2023.
2. Vide letter dated 21.03.2024, the promoter has stated that while registering the said project in HRERA, it was named after the Promoter's company name- 'Orange Castle'. Further in the development process and looking forward for making sale of plots or getting third party involved, they have realized that the housing project should have an identity of its own. The existing project title is not suiting fit as per the shift in marketing strategy and they wish to get the project name changed to UNITED HOMEZ.
3. Adding further, the promoter has stated that:
  - i. *The development work of the Project is ongoing and is yet to be completed.*
  - ii. *The existing bank project bank account has not been attached/frozen by any court/Tribunal or quasi-judicial Authority.*
  - iii. *They have not violated any other law for the time being in force due to which they are restrained in marketing the real estate project in existing name.*
  - iv. *After obtaining the registration from the Authority, I/We have marketed the project, but not booked a single unit in the said Project*
  - v. *They have not received funds from any customers/allotees.*



- vi. They are not seeking for change of Project Name to defeat the right of any creditor/s/Lenders/Banks/Financial Institutions/Allottees.
- vii. They are not seeking for change of Project Name in order to evade due process of law, thereby affecting operation of the existing Project bank account, including any proceedings-initiated orders passed under the any court/Tribunal or quasi-judicial Authority.
- viii. The rights of any Allottees in the Project will not be affected due to change of Project Name and there are no orders directing them to make any payments towards refund/compensation/interest from the existing project name bank account to any Allottee; and details of orders, if any, have been disclosed and our obligations under such orders shall be fulfilled by them even after approval of request for change of project name.
- ix. Affidavit to the effect of above has also been submitted by the promoter.
- x. As per CA certificate, there are zero sales and cumulative cost incurred on the project in 4 quarters up till 31.12.2023 is Rs.1459.11 Lakhs.

4. Promoter has given an undertaking that no sale has been effected. After consideration, Authority decided to change the name of project from "Orange Castle" to "United Homez". Promoter should also apprise DTCP about the change in the name of the project.



*ab*  
22/4/24.

True copy

Executive Director,  
HRERA, Panchkula

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

LA (shubham)