

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate Affordable Residential Plotted Colony "Orange Signature City" on land measuring 12.08 acres in Sector-83 of Manesar Bawal Investment Region, Distt. Rewari vide

Registration No.: HRERA-PKL-RWR -53-2018 Dated:

Following details of the project have been provided by the promoter:

1. Particulars of the promoter:

The promoter of the project is Orange Hermitage Pvt. Ltd., having its registered office at 79, Sector-7, IMT Manesar, Gurugram. The promoter is a Private limited company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana with Corporate Identity Number (CIN) U70109HR2017PTC068801, having PAN No. AACCO3076H.



2. The Directors of the company are:

a) Vikas Hooda

H.No. 1469, Sector-1, Rohtak

Phone No.: 9718400810

b) Sonia Bahl

S-477, G.K-II, South Delhi

Phone No.: 9818683073

c) Rakesh Dabas

102/B, Essel Tower, Emerald Court 1, MG Road, Gurugram

Phone No.: 9871026042

The contact details of the promoter are:

Phone No. -9718400810

Email - admin@orangegroup.in

The promoter has not launched any project in the last five years.

5. Particulars of the project:

The project will be set up on 12.08 acres land. The land is owned by Anup Singh S/o Sh. Ram Singh.

The Town & Country Planning Department, Government of Haryana has issued license No. 32 of 2018 on 26.05.2018 in favour of Sh. Anup Singh. The licence is valid till 25.05.2023.

The promoter in this case has executed registered collaboration agreement and special Power of Attorney dated 04.08.2016 for developing the said land.

Details of the plots in the project are as under:

S.No.	Plot Type	Size of the plot	Number of plots in the		
AUTHORITY PA		(sq. mts)	project		
TACTIONS	A PANCHICLA HA A AMARIAL EST	83.98	PANCHECLA 48		
2	THURLIN BANCIEUL B* ARYANA HEAL	101.51	61		
TALL REGISTERS	CACTIONITY ON B*1 CAMARYANA	REAL EXPERIENCE 149.99	22		
3 NATE PERSON	PARCEL STREET C+ SCHELLARA	90.32			
A ALISTATE	REGULATORS AT DESTEY PANCHER	103.18			
S A PALL	STATE REGULATOR EX TRORES PASS	CHRCLL 2 117.20 107.20	24		
6	ALEBRATE RECT FARECAN CHOR	121.94	34		
Zenan agen	ANARUSE PATETI BEGIL ATORS A	109.85	Ar per an a 12		
B AR CAN AREA HE TAKE BUCKLA CONTROL OF THE STATE BUCKLA C	119.00	22			
	ave been freezed in the layout	Grand Total	258		

^{50%} of the plots have been freezed in the layout plan; no plots have been sold as on date.

Details of services and facilities which will be provided inside the project as per service plan estimates:

Sr. No.	Name of Facility	Estimated cost (in Lakhs)
1 ESTA	Internal roads and pavements	158.75
2 REAL I	Water supply system	129.42
3	Storm water drainage	40.9
4 LATEAR	Sewage treatment & Garbage disposal	72.1 AND REAL PROPERTY OF THE
5 Incurs	Street lighting	27.20 AREAL ISLAND BUILDING
Sealer Inc	Security and fire fighting	Gated/ As per norms
Tallfraget), steagets, a	Club house/Community Centre	10% land to be transferred free of cost to the Government



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

Approvals/ NOCs from various agencies for connecting external services.

Facility HARVAS HARVAS HARVAS HARVAS ACHRIELA HARVAS ACHROLIA	External/ connecting service to be provided by (Name the agency)	Whether Approval taken from the agency concerned. Yes/No (Annex details in folder C)					
Roads the Application PA	HUDA SCHRULASIAHAANAREM ESTAI ANCHRULASIAHARVANAREM ESTAI ANCHRULASIAHARVANAREM ESTAI ANCHRULASIAHARVANAREM THORITASIAHARVANAREM THORITASIAHARVANAREM THORITASIAHARVANAREM THORITASIAHARVANAREM THORITASIAHARVANAREM	EDC paid and works to be carried out by HUDA as per 2(g) of the Haryana Development and Regulations of Urban Areas At 1975					
Water supply	HUDA	As above					
Electricity	UHBVNL/UHBVN Haryana	AUSTRALES INTERIONO ALTERNATIVE MANAGEMENT PRO					
Sewage disposal	HUDA	As above					
Storm water drainage	HUDA	As above					

The total land of the project measuring 12.08 acres will be utilised in the following manner:

ALOPESTICE	ORTHY BOX	
Sr. No.	Land area under usage	Area of land (acres)
and Laren	Plots Annual Market Report Strain Report Str	(Lattory Attribute 6.58
2	Roads/Pavements	2.98
AL USATALES	Parks and playgrounds/ Green belts	0.925
4 KULCHANA	Area to be left for transferring to the Government for community services	ARBETTATE REST 1.208 THORITY IN ARBITRATE REST 1.208 THORITY IN ARRANGEMENT AT THE REST AND ARRANGEMENT APPROXIMATION AND ARRANGEMENT AT THE REST AND ARRANGEMENT APPROXIMATION AND ARRANGEMENT AND ARRANGEMENT APPROXIMATION AND ARRANGEMENT AR
5	Any Other (Commercial)	0.38



- Estimated cost of the project is 32 Crores (including the land cost)
 - Cost of Land: Rs 24.86 cr
 - ii. Cost of Infrastructure and other structures: Rs 5.64 cr
 - iii. Other costs including EDC, Taxes, Levies etc: Rs 1.50 cr
- 10. Quarterly schedule of the development of remaining part of the project on infrastructure: (In Lakhs)

Particulars	Expenditure incurred till	EXECUTAL STREET								N. AUTHOR		ikiis)	
EARIADAANA RILAMARSAN Uligari Alfansi Nacharrana	the date of application	Aug- Sept 2018	Oct- Dec 2018	Jan- Mar 2019	Apr- June 2019	July- Sept 2019	Oct- Dec 2019	Jan- Mar 2020	Apr- June 2020	July- Sept	Oct- Dec	Jan- Mar	Grand
Roads	N/A	5	20	20	20	20	HARYAN	AREAR	REMINER	2020	2020	2020	128 2.71
mary planter	AD ASSANATORA	AL STATEM	ROOL LA	LINEY AL	Thomas	20	20	20	20	13.75	SIGH.	AL FORM	158.75
Electricity	N/A	MEAN.	MAY - DA	Athen	H-Miles	24	17	47	DE CONTRACTOR	I II I	II VIEW	5 41(11)	AUTY EX
Supply	LINE AND AND ADDRESS.	Abuat	ESTANTE O	A GULLAN	AL THE	DELTA PA	SCHOOL S	17	17	17	17	18.35	127.35
System	CONTRACT MAR	ANA RIM	LESTATE OF THE PERSON NAMED AND ADDRESS OF THE PERSON NAMED AN	RECAIR	STORY A	Thomas	DANCE AND		PARA RE	LESTON	RESTRIC	Zunger,	
Water	N/A	RAMONA	18	18	40	diane		LIST OF	Devana	EAL PSE	FREN	The Late of the late of	
Supply	HOT BOY THE	AHARY	10	10	18	18	18	18	21.42	n vient	esiàre	nos N	129.42
Sewerage	N/A	COLORES CO.	10	10	LIRICU:	Alterior	t engs	E ELSI	LAARAR	VANOVEL	AL DETRI	RECTUE	
RECALEXION	ACTHORITY BA	TRUTE AT	10	10	10	10	10	10	12.1	Bany and			72.10
Storm	N/A	CONT. TANK	A DESCRIPTION OF THE PERSON OF	10	10	10	40.0	CHELVE	AWCHEL	AHARY	NAMEDA	HOLL CH	
water	APORTALITION	TITY PAN	STEAT	0 10	10	10	10.9	AUTOHOU	CIVINANI CIVINANI	I I A LEAD	A ZA V P	AL ESTA	40.9
Street	N/A	10124	NETH N	4			98-1114	SAUT	ORIGIN TO	ACTUALITY.	PARYT	A DE AL	
_ight	(GI) LATELICA AND	THE REPORTS	Parent	Di Via	4	5	5	9.2	ATTHERA	VS& HEL	A-25000	ASS REAL	27.2
Parks	N/A	ALTH	2	2	0		ATERICA.	Mayron	CAUTINI	IFFEIN	HKU A	RYANA D	
TANKARI AL	DATE REGISTAN	gyatte	miterny	2	2	2	1	TURGUE	SCHOOL ST	Chary P.	Market I	All Tarena	9
PRATE TA BLAD	OFTAYL REQUE	Walter St.	DICERL	TAIL		SASA V	ALBU	TE RELL	LATERINA	HORITAL	Sycinic	TA TEARS	

11. Current stage of development of the project:

This is a new project. Its development is likely to start in September 2018. Scheduled date of completion of the project is September 2021.



- 12. The following statutory approvals have already been obtained:
 - i. License valid till 25.05.2023.
 - ii. Layout plan
- 13. The following statutory approvals have been applied for but are yet to be received:
 - i. Building Plan
 - ii. Environment Clearance
 - iii. Service Estimates
- 14. Contact Person at the site office:-

Name: Vikas Hooda

Phone No.: 9718400810

15. The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the account number 50200033026061 of HDFC Bank, IFSC Code HDFC0003648; MICR code 110240344, Branch Code 003648. The money from the aforesaid account shall be drawn only towards meeting the cost of construction (Actual to be given in The Haryana Real Estate Regulatory Authority, Panchkula, (Registration of Projects) Regulations, 2018 in Regulation 14(xiii). A statement of the amount drawn from the account along with a certificate of the Registered Engineer, Architect and the Chartered Accountant shall be submitted to the Authority every quarter.



- 16. This Certificate of Registration is issued subject to the following conditions that the Promoter shall:
 - i) Strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.
 - ii) Strictly abide by the declaration made in form REP-II
- iii) Apart from the price of the plots, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
- iv) The Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to plots sold/booked and expenditure made in the project.
- v) A copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.



vi) Adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07:2017.

Dilbag Singh Sihag

Member

Anil Kumar Panwar

Member

Rajan Gupta

Chairman