

To

The Haryana Real Estate Regulatory Authority,
Sector-1
Panchkula.

Subject: Application for registration of real estate project.

Sir,

Enclos. is an application for registration of Real estate project Named ORANGE HERMITAGE PVT.LTD.
Village Saban, Sector-03 of MBIR, Distt-Rewari.

All parts REP-1 A to REP-1 H duly filled up, along with annexure are submitted here with for
consideration of the Authority.

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Yours faithfully

(For ORANGE HERMITAGE PVT.LTD.)


Authorized Signatory.

V. H. Gada

FORM REP-I
Part-A





2

IN CASE THE APPLICANT IS A COMPANY		
1.	Name and registered address of the company (Annex copy of the registration certificate in folder A)	ORANGE HERMITAGE PVT. LTD 79 SECTOR 7 IMT MANESAR GURGAON
		Phone (Landline) -
		Phone (Mobile) 9718400810
		Email Id Admin @orangegroup.in
		Website www.
	PAN (Annex a copy in folder A)	AACCO3076H
	CIN No. (Annex a copy in folder A)	U70109HR2017PTC068801
2	CHAIRMAN OF THE COMPANY:	
	Name	NA
	Residential Address	
	Phone (Landline)	
	Phone (Mobile)	
	Email Id	
	PAN No. (Annex a copy in folder A)	
	Aadhar No. (Annex a copy in folder A)	
	DIN No.	
3	MANAGING DIRECTOR:	
	Name	NA
	Residential Address	
	Phone (Landline)	
	Phone (Mobile)	
	Email Id	
	PAN No. (Annex a copy in folder A)	
	Aadhar No. (Annex a copy in folder A)	
	DIN No.	
4	AUTHORISED REPRESENTATIVE FOR CORRESPONDENCE WITH THE AUTHORITY	
	Director 1	Name VIKAS HOODA
	Photo	Residential Address H No. 1469, SEC-1 ,ROHTAK
		Phone (Landline) -
		Phone (Mobile) 9718400810
		Email Id admin@orangegroup.in

Orange Hermitage Pvt. Ltd.

V. Hooda

		PAN No. (Annex a copy in folder A)	ACAPH3177R
		Aadhar No. (Annex a copy in folder A)	567705479803
		DIN NO.	06738035
5	Director 2:		
	Photo	Name	SONIA BAHL
		Residential Address	S-477, G. K. 2, SOUTH DELHI PIN -110048
		Phone (Landline)	-
		Phone (Mobile)	9818683073
		Email Id	admin@orangegroup.in
		PAN No. (Annex a copy in folder A)	AADPB0553G
		Aadhar No. (Annex a copy in folder A)	648214370735
		DIN NO.	08152370
6		Director 3:	
	Photo	Name	RAKESH DABAS
		Residential Address	H no.-102/B, ESSEL TOWER, EMERALD COURT- 1, M.G ROAD, GURGOAN
		Phone (Landline)	-
		Phone (Mobile)	9871026042
		Email Id	admin@orangegroup.in
		PAN No. (Annex a copy in folder A)	ADWPD005D
		Aadhar No. (Annex a copy in folder A)	887516988000
		DIN NO.	01818388


So On.....

I hereby declare that the above information and particulars are based on record and are true to the best of my Knowledge and belief and nothing has been concealed.

Date: 7/8/2018

Signature of the applicant/
authorised representative

Stamp
Date: Orange Hermitage Pvt. Ltd.


Authorised Signatory


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FORM REP-I
Part-A

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Location and address of the project:		
1.	Name of the project	ORANGE SIGNATURE CITY
2.	Address of the site of the project (Annex proof in folder A)	SECTOR 83 MBIR BAWAL, Village SABAN TEHSIL BAWAL DISST. REWARI HARYANA
		Tehsil BAWAL
		District REWARI
3.	Contact details of the site office of the project	Village SABAN, Sector 83 MBIR BAWAL, Haryana
		Phone (Landline) -
		Phone (Mobile) 8053545999
		Email ravinder@orangegroup.in
4.	Contact person at the site office:	
		Name RAVINDER HOODA
		Phone (Landline) -
		Phone (Mobile) 8053545999
		Email Id ravinder@orangegroup.in

Signature of the applicant/
authorised representative

Stamp.....
Date: 6/8/2018.....

Authorised Signatory

FORM REP-I

Part-A

Fee details:

As per sub-rule (2) of Rule 3 of the Haryana Real Estate (Regulation and Development) Rules, 2017, the fee for registration of the project as has been calculated as follows:

Residential Area is 26664.30702 sq mtr and registration fee will be $26664.30702 \times 5 = \text{RS } 133321.5351/-$ Say 133350/-

Commercial area 1537.86sq mtr and fee will be $1537.86 \times 10 \times 1.5 \times 1.5$ (1.5 FAR) = Rs 34601.85/-

Total $133350 + 34602 = \text{Rs } 167952/-$ Say 168000/-

2. The aforesaid fees amounting to Rs. has been transferred from the applicant's Account No. MICR No. to the account number of HRERA, Panchkula

Or

The aforesaid fees is hereby deposited vide Draft/ Banker's Cheque No.

....., dated drawn on

..... (Bank) bearing No.

dated

Orange Hermitage Pvt. Ltd.

V. Hooda

Signature of the applicant

Authorised Signatory

Mobile No. 971840810

Email ID

48350 X

$4830 \times 7.5 \Rightarrow 351225$
34601

385826

170000

215826

216000

FORM REP-I
Part-B

Information relating to the project land and licenses:		
1.	Land area of the project	12.0875 Acres
2.	Permissible FAR	-
3.	FAR proposed to be utilized in the project	-
4.	Total licensed area, if the land area of the present project is a part thereof.	12.0875 Acres
5.	License number granted by the Town & Country Planning Department for the project. (Annex copy in folder B)	32 of 2018 dated 26/05/2018
6.	Licence valid upto	25/05/2023 Folder-3
	(Annex copies of all the licenses along with copies of all the renewal letters issued from time to time in folder B)	
7*.	Is the applicant owner-licensee of the land for which the registration is being sought.	Collaboration Agreement dated 04/08/2016 executed at bawal between ANUP SINGH AND ORANGE HERMITAGE PVT LTD Copy enclosed
	If no, give names of the licensees.	
8.	If the answer to the above is 'No':	N.A.
i.	In what legal capacity the applicant is applying for registration (Annex copy of all the relevant documents Including collaboration agreements and Power of Attorney etc. in folder B)	Attached
ii.	If the applicant is applying by virtue of a Collaboration agreement or Power of Attorney: Was the agreement/ Power of Attorney made before or after grant of license (State facts in brief or annex in folder B)	Before grant of LOI/License
iii.	Are agreements and Power of Attorney registered with the Registrar	Yes
iv.	Provide a summary of various collaboration Agreements highlighting important clauses of the agreements. (Annex in folder B)	Collaboration Agreement dated 04/08/2016 executed at bawal between ANUP SINGH AND ORANGE HERMITAGE PVT LTD Copy enclosed
v.	Has ownership of the land changed after grant of license (Annex details in folder B)	No
vi.	Has the fact of the project land being licensed and bonded for setting up of a colony been informed to the Revenue Department for entry in the record of ownership (Annex details in folder B)	YES, Copy to this effect is enclosed
vii.	Will applicant himself be marketing the project (Provide details in folder B)	YES

Authorised Signatory

Orange Hermitage Pvt. Ltd.

Orange Hermitage Pvt. Ltd.

V.H. Joda

Authorised Signatory

I hereby declare that above information is correct and true and nothing has been concealed or misrepresented.

Signature of the applicant/authorized representative
Stamp
Date 7/8/2018 Orange Hermitage Pvt. Ltd.


Authorised Signatory

FORM REP-I
Part-C

PROJECTS DETAILS

1.*	Estimated cost of the project: (Annex a copy of the project report Folder C)	Rs 32 Cr (excluding Admin, Marketing and Finance cost)
	Cost of the land (if included in the estimated cost)	Rs 24.86 Cr
	Estimated cost of infrastructure and other structures	564.72 Lacs / 5.64 Cr
	Other Costs including EDC, Taxes, Levies etc	EDC - Rs. 1.50 Cr

2. The total land of the project measuring 12.0875 acres/ sq. mtrs. will be utilised in the following manner.

Sr.no*	Land area under usage	Area of land (acres/ sq. mtrs.)
1.	Plots	6.58866 Acres
2.	Construction of Plot	Nil
3.	Roads	2.986 Acres /
4.	Pavements	
5.	Parks and playgrounds	0.925 Acres/
6.	Green belts	
7.	Vehicle parkings	-
8.	Electricity sub-station	-
9.	Club house	-
10.	Sewage and solid waste treatment facility	-
11.	Area to be left for transferring to the Government for community services	1.208 Acres /
12.	Any other (Commercial)	0.38 Acres /
	Total	12.0875 Acres /

(Add/delete as per actual)

1. Approvals/ NOCs from various agencies for connecting external services.

Facility	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	Haryana Urban Development Authority (HUDA)	EDC Paid and works to be carried out by HUDA as per 2(g) of the Haryana Development and Regulations of Urban Areas Act 1975.
Water supply	Haryana Urban Development Authority (HUDA)	As above
Electricity	UHBVNL/ UHBVN. Haryana	As above
Sewage disposal	Haryana Urban Development Authority (HUDA)	As above
Storm water drainage	Haryana Urban Development Authority (HUDA)	As above

2. Details of services and facilities which will be provided inside the project area as per service plan estimates and/or the project report:

Original Form No. 1/2017


 Authd. # 1/2017

S. No	Name of the facility	Estimated cost (Within the project area only)	Remarks Yet to be prepared / Submitted to HUDA,
1.	Internal roads and pavements	As per approved service estimates	
2.	Water supply system	As per approved layout and service estimates	
3.	Storm water drainage	As per approved layout and service estimates	
4.	Electricity supply system	As Per Requirement	
5.	Sewage treatment & Garbage disposal	As per approved layout and service estimates	
6.	Street lighting	As per service estimates	
7.	Security and fire fighting	Gated/As Per Norms	
8.	Play grounds and parks	As per Landscape Plan	
9.	Club house/ Community Centre	To be Provide by government on land 10%acres to be tranfered free of cost	
10.	Shopping area	Included in above	
11.	Renewable energy system	No	
12.	School	As per 9 above -	
13.	Hospital/ Dispensary	As per 9 above -	
14.	Any other	As per layout	

5. (a) Date of approval of latest layout plans granted by Town & Country Planning Department on the basis of which the project will be executed. 26/05/2018

6. Date of approval of Building Plans - **N.A**

Orange Hermitage Pvt. Ltd.


Authorized Signatory

Details of the plots/apartments in the project:

S.No	Plot/apartment type	Size of the plot/carpet area of the apartments	Total number of plots/apartments in the project	Plots/apartments booked/ sold upto the date of application	Yet to be sold/ booked	No. of towers to be/ being constructed for booked apartments
1.	Plot Type A*	83.98		-	-	-
2.	Plot Type B*	101.51		-	-	-
	Plot Type B*1	149.99				
3.	Plot Type C*	90.32		-	-	-
4.	Plot Type D*	103.18		-	-	-
5.	Plot Type E*	107.20		-	-	-
6.	Plot Type F*	121.94		-	-	-
7.	Plot Type G*	109.85		-	-	-
8.	Plot Type H*	119.00		-	-	-
5.	Miscellaneous	Varying Size		-	-	-
	Total					

(Add/ delete as per actual)
(* Change as per actual nomenclature)

(ii) Plot:

(a) Status of construction activities in respect of sold/booked Plot

Type	Number of apartments booked/ sold	Write or annex the stage of construction of the booked/ sold apartments in folder C
Plot Type A*	Nil	N.A
Plot Type B*	Nil	N.A
Plot Type C*	Nil	N.A
Plot Type D*	Nil	N.A

Orange Hermitage Pvt. Ltd.

(Signature)

Plot Type E*	Nil	N.A
Plot Type F*	Nil	N.A
Plot Type G*	Nil	N.A
Plot Type H*	Nil	N.A
Miscellaneous	Nil	N.A

(* Change as per actual nomenclature)

(b)	Time schedule of completion of already booked apartments:	
	Start date	N.A
	Earlier date of completion	N.A
	Revised date of completion	
(c)	Time schedule for development of infrastructure:	
	Start date	1-sep-18
	Percentage completion Upto the date of application	
	Projected date of completion	1-sep-2021
(d)	Provide further details in the proforma REP-I Part-C-X.	
(e)	Plan of action for completing already booked/sold plots/apartments, along with requisite infrastructure	N.A.

Orange Hermitage Pvt. Ltd.

V. H. Azada

Authorised Signatory

Status in respect of plotted colony:

Plots	Booked/sold	Stage of handing over the possession (Write or annex details)
Size 1*	N.A.	
Size 2*		
Size 3*		

(Add/ delete as per actual) (* Change as per actual nomenclature)

b.	Schedule for development of Infrastructure:	
	Start date	1-sep-18
	Percentage completion	N.A.
	Projected date of completion	1-sep-21
c.	Provide further details as per REP-I Part-C-X.	Refer REP-I Part-C-X.
d.	Schedule of completing the project and handing over possession of the plots.	30-June-2022

(iv) Vehicle parkings details of the project:

A	Underground parking	-
B	Stilt parking	-
C	Covered parking	-
D	Open parking	-
E	Independent garages	-

v) Quarterly schedule of development of whole of the project:

(a) Apartments:

Particulars	Expenditure incurred till the date of application	Expenditure to be made in each quarter											
		Oct-Dec 2018	Jan-Mar 2019	Apr-June 2019	July-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	Apr-Jun 2020	July-Sep 2020	Oct-Dec 2020	Jan-Mar 2021	Apr-Jun 2021	
Apartments		N.A.											
Shops		N.A.											
Plots		N.A.											

Orange Heritage Pvt. Ltd.

V.H. Hoda
Authorised Signatory

(vi) Quarterly schedule of development of the project:

c) Plots :

Particulars	Expenditure incurred till the date of application	Expenditure to be made in each quarter in lacs										
		Aug-sep18	Oct-Dec'18	Jan-Mar'19	Apr-June'19	July-Sept'19	Oct-Dec'19	Jan-Mar'20	Apr-June'20	July-Sept'20	Oct-Dec'20	Jan-March'21
plots	5 lac	50lac	64	64	89	81.9	74.2	70.52	30.75	17	18.35	564.72
Shops												
Total												

Orange Hermitage Pvt. Ltd.



Authorised Signatory

d) Infrastructure:

Particulars	Expenditure incurred till the date of application	Expenditure to be made in each quarter (Lacs)											Grand Total In lac
		Aug-sep18	Oct-Dec18	Jan-mar19	Apr-june19	July-sept19	Oct-Dec19	Jan-mar20	Apr-june20	July-sept20	Oct-dec20	Jan-mar21	
Roads & Pavements		5 lac	20	20	20	20	20	20	20	13.75	-	-	158.75
Electricity supply system						24	17	17	17	17	17	18.35	127.35
Water supply system		-	18	18	18	18	18	18	21.42				129.42
Storm water drainage				10	10	10	10.9						40.9
Sewage treatment			10	10	10	10	10	10	12.1				72.10
Street light				4	4	5	5	9.2					27.2
Parks			2	2	2	2	1						9

Orange Hermitage Pvt. Ltd.



Authorised Signatory

It is hereby stated and declared that the above information is correct and true and nothing has been concealed or misrepresented.

Signature of the applicant/ authorized representative

Stamp

Date

Orange Hermitage Pvt. Ltd.

A handwritten signature in black ink that reads "V. Hooda". The signature is written in a cursive style with a large loop at the beginning.

Authorised Signatory

FORM REP-I
Part-C-X

1. Financial information:

Particulars	Lakhs	Remarks, if any
No. of Flats/Apartments constructed	NIL	
No. of Flats/ Apartments booked	NIL	
Total sale value of booked Flats, on the date of application/end of last quarter	NIL	
Total amount received from the allottees (booked Flats), on the date of application/end of last quarter	NIL	
Balance amount to be received from the allottees (booked Flats, after completion), on the date of application/end of last quarter	NIL	
Balance amount due and recoverable from the allottees (booked Flats) as on the date of application / end of last quarter	NIL	
Amount invested in the project upto the date of application Land cost (If any) <input type="checkbox"/> Apartments <input type="checkbox"/> Infrastructure <input type="checkbox"/> EDC/ Taxes Etc.	3.25 Cr EDC Rs 1.50 cr	
Balance cost to be incurred for completion of the project and delivery of possession (a) In respect of existing allottees (b) In respect of rest of the project		Project is yet to start construction
The amount of loan raised from the banks/ financial institutions/ private persons against the project Annex detail of the securities furnished to the banks/ financial institutions against the aforesaid loans in folder C		Project is yet to start construction- No Finance taken against the Project
Total liabilities against the project up-to-date. (Annex details in folder C)		Project is yet to start construction

Omni Housing Pvt. Ltd.

V. Hoda

10/11/2017

2. Additional information: (Details of services and facilities, which will be provided inside the project area, as per service plan estimates and / or the project report.)

	Particular	Estimated expenditure planned to be incurred as per service plan estimates or the project report.	Actual expenditure incurred upto the date of application.
A.	Infrastructure	As per approved service estimates	NIL
i.	Internal roads	158.75	NIL
ii.	Water supply system	129.42	NIL
iii.	Sewerage system/ Treatment	72.1	NIL
iv.	Storm water drainage.	40.9	NIL
V	Electricity supply system	127.35	NIL
vi.	Solid waste collection and management system		NIL
vii.	Clubhouse		
viii.	Schools		
ix.	Club house and community buildings.		
x.	Neighborhood shopping		NIL
xi.	Green areas, parks, playgrounds, etc.	9	NIL
xii.	Parking (a) Covered parking (b) Open parking		
xiii.	Garages		
xiv.	Street light	27.20	
B.	Expenditure on apartments already booked / sold		

It is hereby stated and declared that the above information is correct and true and nothing has been concealed or misrepresented.

Signature of the applicant/
authorized representative

Stamp
Date 7/2/2018

Signature of the applicant/
authorized representative

FORM RFP-1
Part-D

Accounts related information:

1.	Annex copy of the balance sheet of last 3 years	Balance sheet attached
2.	In case of on-going projects, annex cash flow statement since start of the project up-to-date in folder D. Total receipt of funds, sources of funds and deployment of funds should be stated in tabulated form.	NA
3.	Bank account to which the deposits received from plot buyers will be credited Bank and Branch address Bank Account Number IFSC code MICR code Branch code	70% Rs. In Bank Account.
4.	Name and address of the person/persons who would ordinarily be operating the account (Change at any time must be intimated to the Authority)	Vikas hooda H.no - 1469 sector 1 rohtrak haryana
5.	Attach certificate issued by a Chartered Accountant that the applicant has not defaulted in its debt liabilities in the past five years in folder D. (In case of default, give details)	Attached

Signature
Seal
Date 7/8/2018

V. Hooda
Authorized Signatory

FORM REP-I

Part-E

DETAILS OF THE STATUTORY APPROVALS:

1.	Annex copies of the following in Folder E:	
i.	Lay out Plan.	Yes
ii	Demarcation Plan.	
iii	Zoning Plan.	
iv	Building Plan. Site Plan <input type="checkbox"/> Floor Plan <input type="checkbox"/> Apartment Plans <input type="checkbox"/> Elevation Section. <input type="checkbox"/> Detail of Permissible FAR. <input type="checkbox"/> Detail of covered area achieved FAR.	
2.	Annex copies of following in folder E:	
	Roads and pavement plan	
	Electricity supply plan	
	Water supply plan	
	Sewerage and garbage disposal plan	
	Storm water drainage	
	10% land to be transferred to the Govt. for Community facility	
	Street lighting plan	
	Parking plan	

That the following statutory approvals have already been obtained:

1. L.O.I. Sanction Memo No. LC-3481-PA(B)-2017/25325 dated 9.10.17 granted by DTCP HR.
2. LICENSE No. 32 of 2018 dated 26.05.2018 granted by DTCP Haryana.
3. Zoning Plan Under approval.
4. Layout Plan Under approval.
5. Demarcation Plan Under approval.

Orange Homebay Pvt. Ltd.

V. Hoda

Authorized Signatory

That the following statutory approvals have been applied for but are yet to be received:

1. Building Plan Under approval.
2. Environment Clearance dated
3. Services Estimates from C.E Under approval.

Applications for following statutory approvals are yet to be filed and will be filed in the time schedule given below:

None

It is undertaken that the project shall be completed within the time schedule given in Part C and the same will not be delayed on account of non- receipt of any of the statutory approval. The liability for the non-receipt of any of the statutory approval shall be that of the promoter and in case of delay, compensation as per law may be given to the allottees.

Signature

Seal

Date 7/8/2018

Orange Hermitage Pvt. Ltd.



Authorised Signatory

FORM REP-I
Part-F

1.	A copy of the draft allotment letter which the apartment shall be allotted/ booked in favour of the apartment buyers	Attached
2.	A copy of the Draft Agreement shall be made before seeking any deposit exceeding 10% of the cost of the apartment. (Based on the model agreement prescribed in the Rules)	Attached
3.	Gist of the important provisions of the Draft Agreement	Attached

Signature Orange Hermitage Pvt. Ltd.
Seal
Date 7/8/2018 V. Hooda
Authorized Signatory

FORM REP-I

Part-G

Projects launched by the promoter in last five years:

NIL, THIS IS FIRST PROJECT

1.	Name and location of the project	
2.	Particulars of the project in brief: Total area of the project Total number of apartments..... Total number of plots	
	The number of plots/ apartments booked/sold to the allottees: Apartments (b) Plots	

Details of the expenditure incurred upto date:

	Initially estimated cost	Revised cost	Expenditure incurred upto the date of application
Total cost of the project (Other than cost of land)			
Cost of the apartments			
Cost of the infrastructure			
Others costs			

5.	Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application.	
	Remaining amount of sale price money to be collected from the current allottees of the apartments.	
	Loan sanctioned by the banks/ other financial institutions against the project.	
	Amount drawn from the banks/ other financial institutions till the date of filing this application.	

	Whether any litigation is pending against the Project: Yes/No (If yes-give annex details in folder G)	
	Initial date of completion of the project.	
	Likely date of completion of the project.	

Undertaking

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the applicant/
authorized representative

Stamp
Date 7/21/2012

V. Hadq