



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 21.11.2022.

Item No. 190.27

(xvi) **Promoter :** Madhuban Colonizers Pvt. Ltd.

Project : "Orange Prime City" - Affordable Residential Plotted Colony under DDJAY-2016 on land measuring 7.45 acres situated in revenue estate of Village Silani Pana, Sector 6, Jhajjar.

Temp ID: RERA-PKL-1142-2022

1. When this matter was considered on 17.10.2022, Authority had made following observations:-

i. Registration fee is deficit by Rs. 8145/-

ii. The Collaboration agreement as well as Power of Attorney are registered but these are not made specifically irrevocable. Further, both the documents do not confer clear powers upon the promoters/applicants to develop colony, to sell plots and to execute conveyance deeds in favour of allottees. Collaboration Agreement as well as Power of Attorney should be amended to this effect.

iii. Further, it has been agreed between Sh. Jitender Dua and developer that developer shall allot land measuring about 1800 sq. yds. of developed salable plotted area per acre. Similarly, developer shall allot land measuring about 1600 sq. yds. of developed salable plotted area per acre to Sh. Ankit Pannu, Sh. Rohtash and Sh. Vijay Kumar. Authority observes that plots which will be allotted to landowners should be earmarked on layout plan. These plots cannot be put up for sale by the promoter.

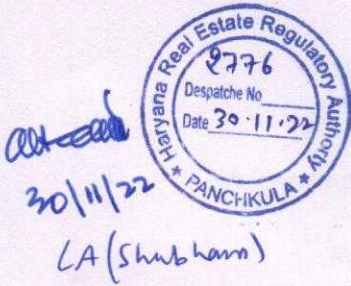
The promoter vide reply dated 09.11.2022 has complied with the deficiencies.



3. In view of above, Authority decides to register the project subject to condition that following plots coming to the share of landowners cannot be put to sale by the promoter:-

S. No.	Landowner(s)	Plots belonging to landowners.	Total
1	Ankit Pannu	Plot No. 1,63,86,107,111.	5
2	Jitender Dua	Plot No. 2,3,7,11,13,17,27,28,33, 39,41,45, 47,54,55,64,65,68-70,73,75,85,91,103,113-115,121,127,129	31
3	Rohtash	Plot No. 8,15,21,37,38,61,71,72,81, 93, 102, 109, 110	13
4	Vijay Kumar	Plot No.4,6,19,23,32,34,35,42,46,50,66, 74,77,79,84,98,100,105,112,116,118,126	22

4. Disposed of. File be consigned to record room.



True copy

[Signature]
Executive Director,
HRERA, Panchkula

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