



**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 18.12.2024.**

**Item No. 273.03**

**(xi) Promoter: M/s Madhuban Colonizers Private Limited.**

**Project :** "Orange Prime City"- an Affordable Residential Plotted Colony (under DDJAY 2016) on land measuring 6.220 acres situated in the revenue estate of Village Butana, Sector 14, Nilokheri-Taraori, District Karnal.

**Temp ID :** RERA-PKL-1581-2024

**Present:** Adv. Tarun Ranga for the Promoter and Sh. Vikas Hooda , Director of the Promoter Company.

1. This application is for registration of a new project namely 'ORANGE PRIME CITY' an Affordable Residential Plotted Colony. License No. 41 of 2024 for land measuring 6.220 acres situated in the revenue estate of Village Butana, Sector-14, Nilokheri-Taraori, District Karnal was granted by the Director Town & Country Planning, Haryana on 12.03.2024 to Smt. Salochna Devi, Sh. Vinod Kumar, Sh. Ashok Kumar, Sh. Sanjeev Kumar and Sh. Aman Kumar in collaboration with Madhuban Colonizers Pvt. Ltd which is valid upto 11.03.2029.

2. The application for registration was examined and following deficiencies were conveyed to the promoter on 16.12.2024:

*i) The saleable plotted area to be allotted to landowners as per the collaboration agreement works out to 7153 sq yards whereas plots measuring 10393 sq yards have been allotted to the landowners which include commercial area of 600 sq yards. Promoter should explain the difference.*



ii) Promoter has referred to Licence no. 12 of 2024 dated 24.01.2024 which has been granted for commercial plotted colony measuring 2 acres. The promoter should submit copy of Licence no. 12 of 2024 and collaboration agreement, if any.

iii) At page 14, status of demarcation plan incorrectly mentioned in REP-I(Part-E).

iv) The collaboration agreement dated 26.04.2021 was for an area of 9.23 acres where the land owner licences were to get 1150 sq yards of developed saleable plotted area/acre. This area for 6.22 acres works out to 7153 sq yards. However, as per the joint undertaking dated 10.10.2024, the promoter has allocated 9791.76 sq yards of residential plotted area and 712 sq yards of commercial area forming part of Licence no. 12 of 2024.

v) No status with regard to Licence no. 12 of 2024 has been informed by the promoter neither has the project been registered as on date.

vi) The collaboration agreements dated 07.08.2023 and 07.08.2023 mentioned in the joint undertaking have not been submitted by the promoter.

vii) The above information needs to be reconciled.

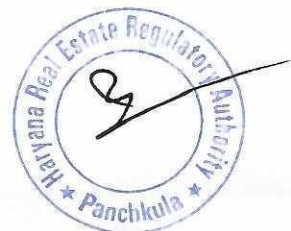
3. The Promoter vide reply dated 17.12.2024 has complied with the all the above-mentioned deficiencies. In view of the above, the Authority decides to register the project with the following special conditions:

- I. The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 15 days from the issuance of this registration certificate, till which time no plots shall be sold. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
- II. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
- III. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- IV. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.245 acres to the Authority along with deficit fee, if any. As per Joint Undertaking dated 10.10.2024, it is agreed between the Landowners and the Promoter that, 600 Sq. Yards from commercial area under License No. 41 of 2024 have been



allocated to Sh. Ashok Kumar, Sh. Vinod Kumar, Sh. Sanjeev Kumar and Sh. Aman Kumar. The actual allocation of commercial area will be mutually decided upon approval of building plans of commercial pocket. In view of above, Promoter shall allot the said area i.e. 600 Sq. Yards of commercial plotted area to the Landowners before disposing any part of commercial pocket.

- V. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account.
- VI. No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code should also be affixed on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.
- VII. The Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.
- VIII. The Promoter and the Landowners shall comply with the provisions of Section-4(2) (I) (d) of RERA Act, 2016 (as per their shareholding in the saleable area as agreed to in the collaboration agreement) which states that 70% of the amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP-I.
- IX. That as per the joint affidavit dated 10.10.2024, both the promoter and land owner/Licencees shall be jointly and severally liable under the provisions of RERA Act/Rules.
- X. No clause of the Collaboration Agreement/GPA shall be amended/modified without the prior consent of DTCP Haryana and RERA. The promoter and licencee/landowners should also not execute an addendum to the collaboration agreement/GPA without the prior consent of DTCP Haryana and RERA.
- XI. Following plots coming to the share of landowners cannot be put to sale by the promoter and can only be allotted to landowners after grant of Completion certificate by DTCP, Haryana:



Sr. No.	Plot No.	Plot Type	Area of each Plot (Sq. Yards)	Landowner
1.	4, 9, 14, 19, 24 41, 48, 52, 55 60 68, 72, 80, 83	C (5 Plots) D (4 Plots) B (1 Plot) A (4 Plots)	120.699 118.331 167.439 179.399	Sh. Ashok Kumar
2.	5, 10, 15, 20, 25 42, 49, 53, 56 61 69, 73, 81, 84	C (5 Plots) D (4 Plots) B (1 Plot) A (4 Plots)	120.699 118.331 167.439 179.399	Sh. Vinod Kumar
3.	6, 11, 16, 21, 26 44, 46, 50, 54 62 70, 74, 76, 82	C (5 Plots) D (4 Plots) B (1 Plot) A (4 Plots)	120.699 118.331 167.439 179.399	Sh. Sanjeev Kumar
4.	7, 12, 17, 22, 27 39, 43, 45, 51 63 67, 71, 75, 77	C (5 Plots) D (4 Plots) B (1 Plot) A (4 Plots)	120.699 118.331 167.439 179.399	Sh. Aman Kumar
5.	8, 13, 23, 28-34 38 64 78 105-106	C (10 Plots) D (1 Plot) B (1 Plot) A (1 Plot) E (2 Plots)	120.699 118.331 167.439 179.399 136.127	Smt. Salochna Devi

XII. As per Joint Undertaking dated 10.10.2024, Parties have mutually agreed that since a large portion of land has been impacted by Green Belt and Road Area which could not be utilized as part of licensed land, to balance the allocation of area, an additional commercial SCO No. 1,2,3,4 in total admeasuring 712 Sq. yards shall be allocated to the Landowners from commercial plotted Colony bearing License No. 12 of 2024. Hence, the following Commercial SCOs falling within License No. 12 of 2024 cannot be put to sale by the Promoter :

Sr. No.	SCO No.	Area of each SCO (Sq. Yards)	Landowner
1.	1	178	Sh. Ashok Kumar



2.	2	178	Sh. Vinod Kumar
3.	3	178	Sh. Sanjeev Kumar
4.	4	178	Sh. Aman Kumar

4. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy

*[Handwritten signature]*

Executive Director,  
HRERA, Panchkula

*[Handwritten signature]*  
31/1/25

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

LA (Kakul)