



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

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**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 19.02.2025.**

**Item No. 279.03**

**(vi) Promoter: Orion Tech Park Developers LLP.**

**Project :** "Orion City" an Affordable residential plotted colony under DDJAY-2016 on land measuring 18.981 acres situated in the revenue estate of Village Gopalpur, Sector-4, Kharkhauda, District Sonapat.

**Temp ID :** RERA-PKL-1608-2025

**Present:** Sh. Subodh Saxena alongwith Sh. Parveen Chopra on behalf of promoter.

1. This application is for registration of the project namely; "Orion City". License No. 163 of 2024 dated 25.11.2024 valid up to 24.11.2029 has been granted by Town and Country Planning Department, Haryana in favour of Orion Tech Park Developers LLP, Sh. Ramkaran, Sh. Pardeep, Sh. Vinod, Smt. Kamlesh, Sh. Rahul, Smt. Seema, Ms. Neha, Ms. Dipanshi, Smt. Kavita, Sh. Aditya, Sh. Prince, Sh. Love, Sh. Dharamveer, Sh. Mahinder, Sh. Ram Chander, Sh. Balwan, Sh. Rajender Singh, Sh. Harsh, Smt. Anita, Smt. Renu, Ms. Meenu, Ms. Sheetal, Sh. Naveen, Sh. Parveen, Sh. Pawan, Sh. Satyawar, Sh. Jaswant, Sh. Ombir, Sh. Surender, Sh. Dushyant, Smt. Usha, Smt. Bimla in collaboration with Orion Tech Park Developers LLP.

2. The application was examined and following observations were conveyed to the promoter on 17.02.2025:

- i. Registration fee is deficit by Rs. 13996/-
- ii. Date of approval of layout plan has to be incorporated in REP-I part C.
- iii. Clause of the collaboration agreements relating to the sharing of net proceeds & security deposits is in contradiction to the RERA Act and Rules.



- iv. As per clause 17 of collaboration agreement, developer can get the common areas maintained through nominated maintenance agency, it is in contradiction to the RERA Act.
  - v. As per clause 58 of the collaboration agreement, it can be altered with the written consent of the parties thereto.
  - vi. A brief note on financial capacity of the promoter to develop the project needs to be submitted.
  - vii. A joint undertaking needs to be submitted that the share of the landowner/licensees shall be paid from the 30% free account.
  - viii. In the profit and loss account ending 31.03.2023, there is a financial cost of Rs 6,30,46810/- on account of interest on unsecured loan whereas as on 31.03.2024, interest is nil. Whether the unsecured loan has been repaid, may kindly be clarified.
3. Sh. Subodh Saxena appearing on behalf of promoter informed that they are filing reply to the observations made, in the registry of the Authority today.
  4. After consideration, Authority directs the office to examine the same and put up before the Authority on the next date of hearing.
  5. Adjourned 05.03.2025.



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.

CA (Shubham)

  
12/3/25