



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 05.03.2025.

Item No. 280.03

(i) 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. The application for registration of the project 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.



2. On the last date of hearing i.e., 19.02.2025, Sh. Subodh Saxena informed that they are filing reply to the observations made above, therefore the Authority directed the office to examine the same and put up before the Authority on the next date of hearing.

3. Reply dated 19.02.2025 was examined and was found to be in order as regards observation at serial no. i, ii, vi to viii. Vide another reply dated 05.03.2025, the promoter has complied with the remaining deficiencies.

4. Since all the observations have been complied with, the Authority found the project fit for registration subject to the following special conditions:

- i. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- ii. Promoter shall submit duly approved building plans in respect of commercial site measuring 0.634 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- iii. 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.
- iv. 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.
- v. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.
- vi. That as per rectification of collaboration agreement dated 04.03.2025, the share of the landowner/licensees shall be paid from the 30% free account.
- vii. That as per rectification of collaboration agreement dated 04.03.2025, no modification /alteration etc. in the terms and conditions of aforementioned Collaboration Agreement shall be undertaken except after obtaining prior approval of the DTCP, Haryana and RERA Authority at Panchkula, Haryana.
- viii. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting the interest of the allottees.
- ix. 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 30 days from



the issuance of this registration certificate, till which time no plots shall be sold. If the 70% RERA account varies from the account already mentioned in REP-I, the Promoter is directed to issue a public notice of size 3'' x 3'' (in two newspapers widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority


- x. 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.
5. The office is directed to incorporate the date of approval of layout plan in REP-I Part C.
6. **Disposed of.** File be consigned to record room after issuance of registration certificate.



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.


19/3/25
CA (Shubham)