



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 16.07.2025.

Item No. 293.03

(iv) **Project Name:** Madhuban Colonizers Pvt Ltd .

Promoter: "Orange The Fort" a Commercial plotted colony on land measuring 2 acres situated in the revenue estate of village Butana, sector-14, Nilokheri-Taraori, District Karnal

Temp Id: 1732-2025.

1. This application is for registration of a new project namely "Orange The Fort" a Commercial plotted colony on land measuring 2 acres situated in the revenue estate of village Butana, sector-14, Nilokheri-Taraori, District Karnal. License No. 12 of 2024 dated 24.01.2024 valid upto 23.01.2029 has been granted by Town and Country Planning Department.

2. The application was examined and following observations were conveyed to the promoter on 14.07.2025:

- i. The promoter should state whether entry of license has been made in the revenue records;
- ii. Latest Balance Sheet (FY-2024-25) has not been submitted;
- iii. MCA website shows unsatisfied charge of Rs. 82,70,000/-, the promoter should state whether it is against the project land;
- iv. Date of completion mentioned in REP I and REP II differs;
- v. A brief note regarding the financial and professional/technical capability of the promoter to develop the project be submitted;
- vi. Acknowledgement of filing the ITRs of last three years of the promoter be submitted;
- vii. LC IV and bilateral agreement not submitted;



- viii. An affidavit stating that that promoter and land owner/licencees shall be jointly and severally liable under the provisions of RERA Act/Rules be submitted;
 - ix. An affidavit stating that that 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 be submitted;
 - x. No joint undertaking showing the number/area of the plots falling to the share of the licensee/landowners has been submitted. Further, the plot numbers and area of plots need to be marked on the layout plan along with a joint undertaking accepting the same.
 - xi. Paid up capital of promoter is insufficient which needs to be enhanced (project cost is 3.5 cr.);
 - xii. As per collaboration agreement promoter has to complete the project within one year whereas he is seeking registration certificate upto 01.07.2030;
 - xiii. Payment plan is not as per time period seeking registration certificate i.e. upto 01.07.2030;
 - xiv. Demarcation & zoning plan is not submitted;
 - xv. Land utilization table in REP I (Part C) is incorrect;
 - xvi. Approved building plans have not been enclosed. The date mentioned in REP I (Part C) i.e. 18.06.2025 is required to be deleted;
 - xvii. Does the promoter want to develop the infrastructure and sell the plots only or construct the SCOs;
 - xviii. How does the promoter intend to give the share of 1150 sq. yards. to the landowner/licencee as agreed to in the collaboration agreement.
4. Vide letter dated 15.07.2025, the promoter stated that they need a week's time to submit formal reply in the matter since the Standard designs of the proposed project are at final stages of approval.
5. On 16.07.2025, the Authority directed the promoter to comply with the above-mentioned observations latest by 24.07.2025 so that a decision by circulation could be taken within the stipulated time as provided in the RERA Act, 2016. If reply to the above observations is not filed by 24.07.2025, this registration application is liable to be returned.
6. The promoter has submitted reply dated 24.07.2025, however, standard designs of the SCOs are still not submitted. Since, standard designs of SCOs are perquisite for registration



of this project, therefore, the application filed by the promoter is hereby returned with a liberty to file afresh. The registration fee deposited by the applicant will be adjusted in the fresh application after deduction of 5% processing fee. Since the project has not been registered therefore, the promoter is directed not to advertise, book, sell any plot in project.

7. **Disposed of.**

This has been approved by the Authority through circulation on 28.07.2025.



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.

LA (Monika)