



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-I, 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

Consideration of the applications received by the Authority for Registration of New Projects.

(v) **Promoter:** M/s Madhuban Colonizers Pvt. Ltd.

Project: "Orange Flower Valley" An Affordable Residential Plotted Colony to be developed on land measuring 12.343 acres situated in Village Billah, Sector – 14, Kot – Behla Urban Complex, District Panchkula.

Temp ID : RERA-PKL-1733-2025

Present: Adv. Tarun Ranga on behalf of the Promoter.

1. This application is for registration of a new project "Orange Flower Valley" an Affordable Residential Plotted Colony to be developed over land measuring 12.343 acres situated in the revenue estate of Village Billah, Sector – 14, Kot – Behla Urban Complex, District Panchkula. Licence No. 85 of 2024 dated 11.07.2024 valid upto 10.07.2029 and License No. 83 of 2025 dated 27.05.2025 valid upto 26.05.2030 have been granted by Town and Country Planning Department.

2. The application was examined and following observations were conveyed to the Promoter vide letter dated 14.07.2025:

- i. Whether the Account No. 924020058936642 mentioned in REP I Part D is 100% or 70%.
- ii. Date of completion of the project as stated in REP I Part D at serial no. 7 is inconsistent with the date reflected in REP II.
- iii. Zoning plan and Demarcation plan to be submitted.



- iv. The promoter should state whether entry of license has been made in the revenue records.
 - v. No joint undertaking showing the number/area of the plots falling to the share of the licensee/landowners has been submitted.
 - vi. 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;
 - vii. A brief note regarding the financial and professional/technical capability of the promoter to develop the project be submitted;
 - viii. Acknowledgement of filing the ITRs of last three years the promoter be submitted;
 - ix. Latest Balance Sheet (FY-2024-25) has not been submitted;
 - x. Report in Part E is wrong.
 - xi. Paid up capital of promoter is not in order which needs to be enhanced
 - xii. GPA/SPA of all land owners are not submitted alongwith a tabulated chart showing the same.
 - xiii. Payment plan is not as per time period seeking project registration i.e. 01.07.2030 which needs to be amended.
 - xiv. As per collaboration Agreement project has to be completed within 18 months where as promoter is seeking RC upto 2030 (Five years)
3. The promoter vide reply dated 15.07.2025 and 16.07.2025 has complied with all the above deficiencies.
4. After consideration, the Authority finds the project fit for registration subject to the following special conditions:
- i. The promoter shall submit the details of 100% Master Account , 70% Escrow Account and the 30% free account within a period of 30 day from the issuance of this registration certificate, till which time no plots shall be sold. 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% account 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.



- 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 0.493 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.
- 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. That as per the joint undertaking both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- viii. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter :-

i. Sapnomiac Trip Advisory

SR. No.	Plot No.	Type	Area (Sq. mtr.)	Sq. Yards
1	10	A	150	179.399
2	18	A	150	179.399
3	41	H	149.71	179.052
4	77	R	149.94	179.327
5	95	E	123.37	147.549
6	118	B	149.8	179.159
7	129	L	126.54	151.341



8	152	K	132.61	158.6
9	153	K	131.67	157.476
10	163	Q	146.62	175.356
11	192	O	140.2	167.678
12	193	O	140.2	167.678
			Total	2022.01

ii. Smt. Manju Monga

Sr. No.	Plot No.	Type	Area (Sq. mtr)	Sq. yds
1	9	A	150	179.3985
2	17	A	150	179.3985
3	30	A	150	179.3985
4	31	A	150	179.3985
5	40	H	149.71	179.0517
6	51	G	148.63	177.76
7	52	G	148.63	177.76
8	65	I	148.92	178.1068
9	66	I	148.92	178.1068
10	67	I	149.51	178.8125
11	71	D	131.67	157.476
12	72	D	131.67	157.476
13	79	R	149.94	179.3267
14	106	C	147	175.8105
15	107	C	147	175.8105
16	121	B	149.8	179.1593
17	127	L	126.54	151.3406
18	139	J	111.75	133.6519
19	143	J	111.75	133.6519
20	164	Q	147.03	175.8464
21	173	H	149.71	179.0517
			Total (Sq. yds)	3585.793
			Commercial	274.8667



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			Total area	3860.66
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iii. Smt. Meena Sachdeva

Sr. No.	Plot No.	Type	Area (Sq. mtrs)	Area (Sq. Yards)
1	20	N	91	108.835
2	37	F	149.94	179.327
3	42	H	149.71	179.052
4	54	G	148.63	177.76
5	61	I	148.92	178.107
6	62	I	148.92	178.107
7	73	D	131.67	157.476
8	74	D	131.67	157.476
9	102	C	147	175.811
10	108	C	147	175.811
11	119	B	149.8	179.159
12	130	L	115.71	138.388
13	146	J	111.75	133.652
14	168	Q	147.03	175.846
15	172	II	149.71	179.052
16	175	H	149.71	179.052
				2652.91
			Commercial area	347.091
			Total	3000

iv. Smt. Indu Chugh

Sr. No.	Plot No.	Type	Area (Sq. Mtrs)	Area (Sq. Yard)
1	11	A	150	179.399
2	27	A	150	179.399
3	29	A	150	179.399
4	38	F	149.94	179.327
5	47	G	148.63	177.76



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6	63	I	148.92	178.107
7	109	C	147	175.811
8	148	J	111.75	133.652
9	149	J	111.75	133.652
				1516.5
			Commercial Area	172.497
			Total	1689

v. Coral Knowledge Services Private Limited

Sr. No.	Plot No.	Type	Area(Sq. mtrs.)	Area (Sq. Yds.)
1	24	N	91	108..835
2	34	F	149.94	179.327
3	64	I	148.92	178.107
4	68	D	131.67	157.476
5	69	D	131.67	157.476
6	97	E	123.37	147.549
7	112	C	147	175.811
8	122	B	149.8	179.159
9	136	J	111.75	133.652
10	145	J	111.75	133.652
				1551.04
			Commercial Area	125.996
			Total	1677.04

vi. Smt. Sunita Khatkar

Sr. No.	Plot No.	Type	Area (Sq. mtr.)	Sq. yds.
1	8	A	150	179.399
2	32	A	150	179.399
3	57	G	148.63	177.76
4	70	D	131.67	157.476




5	103	C	147	175.811
6	135	J	111.75	133.652
7	157	K	131.67	157.476
8	166	Q	147.03	175.846
9	174	H	149.71	179.052
				1515.87
			Commercial area	85
			Total	1600.87

5. **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.

LA Varsha



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