



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

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 13.08.2025.**

**Item No. 296.35**

**Promoter: Madhuban Colonizers Pvt Ltd**

**Project: "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: 1774-2025**

1. The promoter had earlier applied 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 vide temp ID 1732-2025 and the same was returned on 28.07.2025. Now the promoter has applied afresh vide temp ID 1774 of 2025.

2. The 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.

3. Vide letters dated 15.07.2025, 24.07.2025, 04.08.2025 and 13.08.2025 has complied with all the observations conveyed vide letter dated 14.07.2025. Regarding observation at serial no. (i), special condition has been imposed. After consideration, the Authority finds the project fit for registration subject to the following special conditions:

- i. The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no shops/units shall be sold. The Promoter is also directed to issue a public notice of size 3 x 3 (inches) (in two newspapers widely circulated in the area including one in hindi) 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. The promoter and landowner/licencees shall comply with the provisions of Section 4(2)(I)(D) of RERA Act, 2016 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.

- iii. That as per the joint undertaking dated 14.10.2024, both the promoter and land owner/licencees shall be jointly and severally liable under the provisions of RERA Act/Rules.
- iv. 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.
- 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. 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. 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.
- viii. 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.
- ix. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by DTCP, Haryana.
- x. Promoter shall submit documents showing entry of license in the revenue record within 30 days of issuance of registration.
- xi. The following plots mortgaged by the DTCP shall be kept freezed and will not be sold till they are de-mortgaged by the office of DTCP and RERA, Panchkula:

Area Under Mortgage of Plots			
Plot No.	Area in Sq. Mt (Each Plot)	No. of Plots	Total Area (in Sq Mt)
5	107.250	1	107.250
6	107.250	1	107.250
7	107.250	1	107.250
	Total	3	321.75

- xii. The following commercial plots coming to the share of landowner/licencees cannot be put to sale by the promoter:



Commercial SCO No.	Area (in sq. yards)	Name of the licensee
1	178	Sh. Ashok Kumar
2	178	Sh. Vinod Kumar
3	178	Sh. Sanjeev Kumar
4	178	Sh. Aman Kumar

4. Authority directs the office to make necessary changes in the A to H.
5. Disposed of. File be consigned to record room after issuance of registration certificate.

This has been approved by the Authority through circulation on 20.08.2025.



True copy

  
Executive Director,  
HIRERA, Panchkula

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

STP -



LA/Monika