



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 01.10.2025.

Item No. 301.03

(iii) **Promoter:** Ram Setu Buildwell Pvt. Ltd.

Project : "Orange Prima Floor" 24 floors on 6 plots and villa on 1 plot, total measuring 1010.42 sq. mtrs. falling in the registered project namely orange city, an Affordable residential plotted colony under DDJAY-2016 on land measuring 5.612 acres situated in the revenue estate of Village Rathdhana, Sector-34, Sonipat.

Temp ID : RERA-PKL-1811-2025

Present: Sh. Subodh Saxena on behalf of promoter.

1. This application is for registration of the project namely; "Orange Prima Floor" bearing License No. 89 of 2023 dated 19.04.2023 valid upto 18.04.2028 granted in favour of Sh. Ajit Singh, Sh. Sumit and Smt. Kiran Devi in collaboration with Ram Setu Buildwell Pvt. Ltd. for the development of an Affordable Plotted Colony on land measuring 5.6125 acres situated in the revenue estate of Village Rathdhana, Sector-34, Sonipat. The project has been registered by the Authority vide Registration no. HRERA-PKL-SNP-491-2023 dated 20.09.2023 valid upto 18.04.2028. Now, the promoter has proposed to register 24 floors on 6 plots (Plot No. 7, 8, 33, 34, 35 & 36) and villa on 1 plot (Plot No. 3).

2. The application was examined and following observations were conveyed to the promoter on 26.09.2025:

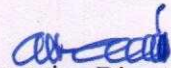
- i. No Plan showing the 7 plots on which floors and villas have to be constructed has been enclosed.
- ii. Registration fee is deficit by Rs 47,413/-
- iii. Net worth certificates and ITRs of all the directors have not been submitted.
- iv. REP I Part D should reflect the details of 100% account.



- v. An affidavit be submitted that No allotment/ third party right has been made/ created by the promoter on 7 plots.
- vi. No. of apartments being constructed in REP-I (Part C) needs to be clarified.
3. The promoter vide replies dated 29.09.2025 and 01.10.2025 has complied with the observations mentioned above.
4. After consideration, the Authority found the project fit for registration subject to the following special conditions:
- 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 floors/apartments shall be sold. The Promoter is also directed to issue a public notice of minimum size of 3 x 3 (inches) (in two newspapers including one in Hindi 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 prior permission of the Authority.
 - Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department with density of 18 persons per plot.
 - 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.
 - Promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
 - 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 get the necessary corrections done in REP-I Part C and D as per replies dated 29.09.2025 and 01.10.2025.
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.

STP

CA Shubham

Shubham
Vastu

9/10/25

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