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 18.11.2026.

Item No. 338.03

(i)	**Promoter:**	**M/S ORBIT COMMERCIAL PRIVATE LIMITED**
	Project Name:	**"Medallion Avenue" a Commercial Colony to be developed on land measuring 4.573 acres (having an FAR of 15213.11 sq mtrs.) situated in the revenue estate of village Chandi Mandir, Sector-1, PKUC, District Panchkula.**
	Temp Id:	**RERA-PKL-2185-2026.**
	Present:	**Sh. Amar Prabhu Goyal, Director (through VC) alongwith Adv. Tarun Ranga and Sh. Mandeep Brar (physically) on behalf of promoter.**

1. This application is for registration of the project namely; "Medallion Avenue" bearing License No. 122 of 2026 dated 25.06.2026 valid upto 24.06.2031 for an area measuring 4.573 acres has been granted in favour of Orbit Commercial Pvt Ltd.

2. The application was examined and following observations were conveyed to the promoter on 30.10.2026:

i. Copy of letter of Intent has not been submitted.
ii. Legible copy of zoning plan has not been submitted.
iii. Specification of construction has not been submitted in Part H.
iv. Payment plan has not been submitted.
v. Non-default certificate from CA not submitted.
vi. CA certificate certifying information in A to H has not been submitted.
vii. Estimated cost certificate by CA not submitted.
viii. Projected cash inflows and outflows of the project be submitted.

3. The promoter has removed all the deficiencies vide letters dated 27.10.2026, 06.11.2026, 11.11.2026, 16.11.2026 and 18.11.2026.

4. After consideration, the Authority found the project fit for registration subject to the following special conditions:

i. The promoter has informed that following three bank accounts have been opened in compliance of Section 4(2)(l)(d) of the Real Estate (Regulation and Development) Act,2016:

Head of Bank Account	Account No.
100% Collection Account	483905000115
70% RERA Account	483905000116
30% Promoter/Free Account	483905000117
Bank Name & Address – ICICI BANK SCO-12, DLF VALLEY, PANCHKULA -134 109, HARYANA IFSC Code ICIC0004839	

None of the above mentioned three accounts shall subsequently be changed by the promoter without the prior permission of the Authority.

ii. The payment plan approved by the Authority, having quantum of all charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA (Payment Plan is annexed as Annexure-I). No other charges, except those explicitly mentioned in this payment plan, shall be payable by the allottees.

iii. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with its validity as issued by the Authority. The QR code, RC number alongwith its validity be affixed on the top-right corner 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.

iv. 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.

v. That any change in the communication address shall be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in Form REP-I.

vi. In compliance of section 11(4)(b) of the Real Estate (Regulation and Development) Act,2016, the promoter shall obtain the completion certificate or the occupation certificate, or both, as applicable, from the competent authority or other local laws for the time being in force and to make it available to the allottees individually or to the association of allottees as the case may be.

vii. Promoter shall get approved the service plans/estimates within a period of six months from Town & Country Planning Department and submit a complete set of service plans and estimates to the Authority.

viii. 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.

Haryana Real Estate Regulatory Authority Panchkula

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ix. The registration fee or any other fee charged by the Authority from the promoter is subject to audit and reconciliation. In case of any deficiency noticed at a later stage, the same shall be payable by the promoter.

x. The promoter shall comply with the provisions of the RERA Act, 2016 and Rules & Regulations made thereunder, and also conditions imposed by the Authority herein above and in future.

5. The office is directed to make necessary corrections online in REP I Part H as per reply submitted by the promoter.

6. **Disposed of**. File be consigned to record room after issuance of registration certificate.

Haryana Real Estate Regulatory Authority
Despatch No. 3207
Date 20/11/26
PANCHKULA

True copy

Secretary (Acting),
HRERA, Panchkula

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

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