



# HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA



## CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of an Affordable Residential Plotted Colony (under DDJAY-2016) namely "Orange Prime City" over an area measuring 6.22 acres falling in the revenue estate of village Butana, Sector-14, Nilokheri-Taraori, District Karnal vide

**Registration No. HRERA-PKL-KRL-649-2025**

**Dated: 09.01.2025**

2. The Licencee/Landowners of the Project are – Sh. Ashok Kumar, Sh. Vinod Kumar, Sh. Sanjeev Kumar, Sh. Aman Kumar and Smt. Salochna Devi. Promoter of the project is Madhuban Colonizers Private Limited having its registered office at D-117, JMD Megapolis, Sohna Road, Gurugram, 122018. Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi with CIN U70109HR2020PTC085062 having PAN No. AANCM2868E.

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3. Information submitted by the promoter about the project may be viewed in the PDF uploaded alongwith this certificate on the web portal of the Authority [www.haryanarera.gov.in](http://www.haryanarera.gov.in) .
4. This Registration is being granted subject to following conditions that the promoter shall:
  - i) strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.
  - ii) strictly abide by the declaration made in form REP-II.
  - iii) apart from the price of the plot, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
  - iv) Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to plots sold/booked and expenditure made in the project.
  - v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.



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- vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.
- vii) that the promoter shall submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.
- viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.
- ix) the said project shall be completed by **12.03.2029**. However, the registration shall be co-terminus with the License granted by DTCP, Haryana.

### Special Conditions:

- I. The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 15 days from the issuance of this registration certificate, till which time no plots shall be sold. 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.

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- 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 0.245 acres to the Authority along with deficit fee, if any. As per Joint Undertaking dated 10.10.2024, it is agreed between the Landowners and the Promoter that, 600 Sq. Yards from commercial area under License No. 41 of 2024 have been allocated to Sh. Ashok Kumar, Sh. Vinod Kumar, Sh. Sanjeev Kumar and Sh. Aman Kumar. The actual allocation of commercial area will be mutually decided upon approval of building plans of commercial pocket. In view of above, Promoter shall allot the said area i.e. 600 Sq. Yards of commercial plotted area to the Landowners before disposing any part of 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,

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- pamphlets, brochures or any other literature published by the promoter.
- VII. The Promoter shall be responsible for the maintenance and upkeep of services of the project upto to a period of five years from date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.
- VIII. The Promoter and the Landowners shall comply with the provisions of Section-4(2) (l) (d) of RERD Act,2016 (as per their shareholding in the saleable area as agreed to in the collaboration agreement) 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.
- IX. That as per the joint affidavit dated 10.10.2024, both the promoter and land owner/Licencees shall be jointly and severally liable under the provisions of RERA Act/Rules.
- X. No clause of the Collaboration Agreement/GPA shall be amended/modified without the prior consent of DTCP Haryana and RERA. The promoter and licensee/landowners should also not execute an addendum to the collaboration agreement/GPA without the prior consent of DTCP Haryana and RERA.
- XI. Following plots coming to the share of landowners cannot be put to sale by the promoter and can only be allotted to landowners after grant of Completion certificate by DTCP, Haryana:



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Sr. No.	Plot No.	Plot Type	Area of each Plot (Sq. Yards)	Landowner
1.	4, 9, 14,19,24 41,48,52,55 60 68,72,80,83	C (5 Plots) D (4 Plots) B (1 Plot) A (4 Plots)	120.699 118.331 167.439 179.399	Sh. Ashok Kumar
2.	5,10,15,20,25 42,49,53,56 61 69,73,81,84	C (5 Plots) D (4 Plots) B (1 Plot) A (4 Plots)	120.699 118.331 167.439 179.399	Sh. Vinod Kumar
3.	6,11,16,21,26 44,46,50,54 62 70,74,76,82	C (5 Plots) D (4 Plots) B (1 Plot) A (4 Plots)	120.699 118.331 167.439 179.399	Sh. Sanjeev Kumar
4.	7,12,17,22,27 39,43,45,51 63 67,71,75,77	C (5 Plots) D (4 Plots) B (1 Plot) A (4 Plots)	120.699 118.331 167.439 179.399	Sh. Aman Kumar
5.	8,13,23,28-34 38 64 78 105-106	C (10 Plots) D (1 Plot) B ( 1 Plot) A (1 Plot) E (2 Plots)	120.699 118.331 167.439 179.399 136.127	Smt. Salochna Devi

XII. As per Joint Undertaking dated 10.10.2024, Parties have mutually agreed that since a large portion of land has been impacted by Green Belt and Road Area which could not be utilized as part of licensed land, to balance the allocation of area, an additional commercial SCO No. 1,2,3,4 in total admeasuring 712 Sq. yards shall be allocated to the Landowners from commercial plotted Colony bearing License No. 12 of 2024. Hence, the following Commercial SCOs falling within License No. 12 of 2024 cannot be put to sale by the Promoter :



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Sr. No.	SCO No.	Area of each SCO (Sq. Yards)	Landowner
1.	1	178	Sh. Ashok Kumar
2.	2	178	Sh. Vinod Kumar
3.	3	178	Sh. Sanjeev Kumar
4.	4	178	Sh. Aman Kumar

  
Chander Shekhar  
Member

  
Dr. Geeta Rathee Singh  
Member

  
Parneet S Sachdev  
Chairman