



## **HARYANA REAL ESTATE REGULATORY AUTHORITY**

### **PANCHKULA**



**FORM 'REP-III'**  
**[See Rule 5(1)]**

#### **CERTIFICATE FOR REGISTRATION OF PROJECT**

The Director, Town & Country Planning has granted license no. 12 of 2024 dated 24.01.2024 valid upto 23.01.2029 for setting up of a Commercial plotted colony on land measuring 2 acres. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Orange The Fort" on land measuring 2 acres situated in the revenue estate of village Butana, sector-14, Nilokheri-Taraori, District Karnal vide

**Registration No. HRERA-PKL-KRL-754-2025**

**Dated: 27.08.2025**

2. Promoter of the project is Madhuban Colonizers Pvt. Ltd. having its registered office at J-94, 2<sup>nd</sup> floor Mayfield Garden, sector-51, Gurugram-122002, Haryana. Promoter is a Private Limited company registered with Registrar of Companies, Delhi having CIN U70109HR2020PTC085062 and PAN No. AANCM2868E. However, the Landowners are- Sh. Ashok Kumar, Sh. Vinod Kumar, Sh. Sanjeev Kumar, Sh. Aman Kumar and Smt. Salochana Devi.

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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 shop/unit, 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 shops/units 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.
  - vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.





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- 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 shop/unit.
- ix) the said project shall be completed by 01.07.2030. 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 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.

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- 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 licensee/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.



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- 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

  
Chander Shekhar  
Member

  
Dr. Geeta Rathee Singh  
Member

  
Nadim Akhtar  
Member

  
Parneet S Sachdev  
Chairman