



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 for an Affordable Residential Plotted Colony on area measuring 12.343 acres bearing license no. 83 of 2025 dated 27.05.2025 valid upto 26.05.2030 and license no. 85 of 2024 dated 11.07.2024 valid upto 10.07.2024. Based on these licenses, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Orange Flower Valley" on land measuring 12.343 acres situated in the revenue estate of Village Billah , Sector – 14, Kot Behla Urban Complex, Panchkula vide

Registration No. HRERA-PKL-PKL-733-2025

Dated:23.07.2025

2. The Promoter of the Project is Madhuban Colonizers Pvt. Ltd., having its registered office at D – 117, JMD Megapolis, Sohna Road, Gurgaon, Haryana, 122018 registered with Registrar of Companies, National

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Capital Territory of Delhi with CIN U70109HR2020PTC085062 and PAN No. AANCM2868E. However, the landowner/licencees are Coral Knowledge Service Private Limited, Madhuban Buildwell, Madhuban Colonizers Pvt. Ltd., Smt. Manju Monga, Smt. Indu Chugh, Smt. Meena Sachdeva and Smt. Sunita Khatkar.

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 .
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) 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.
 - iv) 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.
 - 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 **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 100% Master Account , 70% Escrow Account and the 30% free account within a period of 30 day from the issuance of this registration certificate, till which time no plots shall be sold. The Promoter is directed to issue a public notice of size 3" x 3" (in two newspapers 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 the prior permission of the Authority.



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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.

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 0.493 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the 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, pamphlets, brochures or any other literature published by the promoter.



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VII. That as per the joint undertaking both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.

VIII. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter :-

i. Sapnomiac Trip Advisory Pvt. Ltd.

SR. No.	Plot No.	Type	Area (Sq. mtr.)	Sq. Yards
1	10	A	150	179.399
2	18	A	150	179.399
3	41	H	149.71	179.052
4	77	R	149.94	179.327
5	95	E	123.37	147.549
6	118	B	149.8	179.159
7	129	L	126.54	151.341
8	152	K	132.61	158.6
9	153	K	131.67	157.476
10	163	Q	146.62	175.356
11	192	O	140.2	167.678
12	193	O	140.2	167.678
			Total	2022.01



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ii. Smt. Manju Monga

Sr. No.	Plot No.	Type	Area (Sq. mtr)	Sq. yds
1	9	A	150	179.3985
2	17	A	150	179.3985
3	30	A	150	179.3985
4	31	A	150	179.3985
5	40	H	149.71	179.0517
6	51	G	148.63	177.76
7	52	G	148.63	177.76
8	65	I	148.92	178.1068
9	66	I	148.92	178.1068
10	67	I	149.51	178.8125
11	71	D	131.67	157.476
12	72	D	131.67	157.476
13	79	R	149.94	179.3267
14	106	C	147	175.8105
15	107	C	147	175.8105
16	121	B	149.8	179.1593
17	127	L	126.54	151.3406
18	139	J	111.75	133.6519
19	143	J	111.75	133.6519
20	164	Q	147.03	175.8464
21	173	H	149.71	179.0517
			Total (Sq. yds)	3585.793



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			Commercial	274.8667
			Total area	3860.66

iii. Smt. Meena Sachdeva

Sr. No.	Plot No.	Type	Area (Sq. mtrs)	Area (Sq. Yards)
1	20	N	91	108.835
2	37	F	149.94	179.327
3	42	H	149.71	179.052
4	54	G	148.63	177.76
5	61	I	148.92	178.107
6	62	I	148.92	178.107
7	73	D	131.67	157.476
8	74	D	131.67	157.476
9	102	C	147	175.811
10	108	C	147	175.811
11	119	B	149.8	179.159
12	130	L	115.71	138.388
13	146	J	111.75	133.652
14	168	Q	147.03	175.846
15	172	H	149.71	179.052
16	175	H	149.71	179.052
				2652.91



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			Commercial area	347.091
			Total	3000

iv. Smt. Indu Chugh

Sr. No.	Plot No.	Type	Area (Sq. Mtrs)	Area (Sq. Yard)
1	11	A	150	179.399
2	27	A	150	179.399
3	29	A	150	179.399
4	38	F	149.94	179.327
5	47	G	148.63	177.76
6	63	I	148.92	178.107
7	109	C	147	175.811
8	148	J	111.75	133.652
9	149	J	111.75	133.652
				1516.5
			Commercial Area	172.497
			Total	1689

v. Coral Knowledge Services Private Limited

Sr. No.	Plot No.	Type	Area(Sq. mtrs.)	Area (Sq. Yds.)



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1	24	N	91	108.835
2	34	F	149.94	179.327
3	64	I	148.92	178.107
4	68	D	131.67	157.476
5	69	D	131.67	157.476
6	97	E	123.37	147.549
7	112	C	147	175.811
8	122	B	149.8	179.159
9	136	J	111.75	133.652
10	145	J	111.75	133.652
				1551.04
			Commercial Area	125.996
			Total	1677.04

vi. Smt. Sunita Khatkar

Sr. No.	Plot No.	Type	Area (Sq. mtr.)	Sq. yds.
1	8	A	150	179.399
2	32	A	150	179.399
3	57	G	148.63	177.76
4	70	D	131.67	157.476
5	103	C	147	175.811



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6	135	J	111.75	133.652
7	157	K	131.67	157.476
8	166	Q	147.03	175.846
9	174	H	149.71	179.052
				1515.87
			Commercial area	85
			Total	1600.87


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman