HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

FORM 'REP-III'

[See Rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

The Director, Town & Country Planning granted License No. 122 of 2026 dated 25.06.2026 valid upto 24.06.2031 for setting up of a Commercial Colony in favour of Orbit Commercial Pvt. Ltd. for an area measuring 4.573 acres (having an FAR of 15213.11 sq mtrs.). Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "MEDALLION AVENUE" situated in the revenue estate of Village Chandi Mandir, Sector-1, PKUC, District Panchkula vide

Registration No. HRERA-PKL-PKL-1018-2026 **Dated: 20.11.2026**

2. Promoter of the project is M/s Orbit Commercial Private Limited having its registered office at Hadbast No 391 Khewat No. 134,135,150,116/3, The Medallion Avenue, Himalayan Expressway, Chandi Mandir, Panchkula, Haryana, 134107. Promoter is a Private Limited Company registered with Registrar of Companies, Haryana with CIN U74899HR1989PTC137165 having PAN No AAACO0261E.

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

3. Information submitted by the promoter about the project may be viewed in the PDF uploaded along with 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) Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations 2018 and update the same periodically but not later than every quarter, including the information relating to shops/apartments/units sold/booked and expenditure made in the project.

iv) a copy of the brochure and each advertisement(s) shall be submitted to the Authority within one week after publication.

v) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules 2017.

vi) that the promoter shall submit the quarterly progress report from the date of registration upto the date of completion of the project.

vii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of shops/apartments/units.

ix) the said project shall be completed by 31.05.2031.

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

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% Master Collection Account	483905000115
70% Separate RERA Account	483905000116
30% Project Account (Misc.)	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.

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

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.

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.

Chander Shekhar	Dr. Geeta Rathee Singh	Nadim Akhtar
Member	Member	Member

ANNEXURE - 1
To be read with RC
No. HRERA-PKL-PKL-1018-2026 dated 20.11.26.

ORBIT COMMERCIAL PVT. LTD.

Ref No.:.....

Date:.....

PROJECT: MEDALLION AVENUE

PAYMENT PLAN

Sr. No.	Installment	Percentage
1	On Booking	10% + GST
2	Within 30 Days of Booking	BBA will be issued
3	On Commencement of Construction	10% + GST
4	On Completion of 1st Floor Slab	10% + GST
5	On Completion of 3rd Floor Slab	15% + GST
6	On Completion of Common Area Tile Work	25% + GST
7	On Completion of Paint Work Whichever is Earlier	25% + GST
8	On Offer of Possession	5% + GST

ADDITIONAL CHARGES

Power Backup Charges	**50000/- Per KVA**
IFMS (Interest Free Maintenance Security)	**50000/-**

Note: Applicable GST Will Charged on Additional Charges. No GST Applicable on IFMS

The promoter at the time of offer of possession shall in compliance of Section 11(4)(b) of the RERA Act, supply a copy of Part Completion/Completion Certificate as applicable to the individual allottee or the association of allottees, as the case may be.

For ORBIT COMMERCIAL PVT. LTD.

Authorised Signatory