

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate Affordable Residential Plotted Colony "Orange Signature City" on land measuring 12.08 acres in Sector-83 of Manesar Bawal Investment Region, Distt. Rewari vide

Registration No.: HRERA-PKL-RWR -53-2018 Dated:

Following details of the project have been provided by the promoter:

1. Particulars of the promoter:

The promoter of the project is Orange Hermitage Pvt. Ltd., having its registered office at 79, Sector-7, IMT Manesar, Gurugram. The promoter is a Private limited company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana with Corporate Identity Number (CIN) U70109HR2017PTC068801, having PAN No. AACCO3076H.



2. The Directors of the company are:

a) Vikas Hooda

H.No. 1469, Sector-1, Rohtak

Phone No.: 9718400810

b) Sonia Bahl

S-477, G.K-II, South Delhi

Phone No.: 9818683073

c) Rakesh Dabas

102/B, Essel Tower, Emerald Court 1, MG Road, Gurugram

Phone No.: 9871026042

3. The contact details of the promoter are:

Phone No. -9718400810

Email - admin@orangegroup.in

4. The promoter has not launched any project in the last five years.

Particulars of the project:

The project will be set up on 12.08 acres land. The land is owned by Anup Singh S/o Sh. Ram Singh.

The Town & Country Planning Department, Government of Haryana has issued license No. 32 of 2018 on 26.05.2018 in favour of Sh. Anup Singh. The licence is valid till 25.05.2023.

The promoter in this case has executed registered collaboration agreement and special Power of Attorney dated 04.08.2016 for developing the said land.

Details of the plots in the project are as under:

S.No.	A HARVA Plot Type ATE ABOVE	Size of the plot	Number of plots in the		
AUTHORETY PANCHKULA HARVANA REAL ESTATE REGET AUTHORETY PANCHKULA HARVANA REAL ESTATE REG BY AUTHORITY PANCHKULA MARVANA REAL ESTATE REG		(sq. mts)	project		
ATTHORITY AUTHORITY LAYPORY AUTHORI	PANCHKIA A HAYAMA REAL ESTA TS PANCHKULA HARYAMA REAL ESTA	TATE REPUBLICATION 83.98 PHORITS	PANCHIKULA 48 MAREAL		
ERFOLLATORY AU	HORITY PANCIEUL B* ARYANA REAL	PSTATE REGUL 101.51, AUTHOR ALESTATE REGUL AND ALESTATE REGUL AND ALESTATE REGULATION AND ALESTATE REG	61 Harvan		
ATEREGUEATORY STATEMEN JAPO	ACTHORETY PARCHED A HARVANA I	A REAL STATE R 149.99	AND REST OF A CHECKALL		
REM ESTATE REGUL	ATORY AUTHORITY PANCHKULA HAR	90.32	ACTHORIS PANCHELLA		
ANA REAL ESTATE R	EGUL ATORS AUTHORITY PANCHEL	103.18	LATORY AT 31 TRITTE AND THE PARTY PA		
TARYANA FEALLS	TATE REGULATOR EACHDORITY PANCE	107.20	TOTAL 24 ANTHORN		
6 HAMPARY NA RE	NE ESTATE REGIE F*	YPANCHELLA HAMANA ARTAL	ATE RESUL 34		
ANCHEL MILARY	A REAL PALATE BUOM VIOUS VITA	109.85	AC ESTATE R 12 ACS		
B HE HART	8 PARCE MANAGEMANA REAL PATATE RECRUITARIAN A	119.00	A REAL EST 22 SEL		
SHORITY PARGICULA ADERYA	eve been freezed in the layout p	Grand Total	258		

^{50%} of the plots have been freezed in the layout plan; no plots have been sold as on date.

Details of services and facilities which will be provided inside the project as per service plan estimates:

Sr. No.	Name of Facility	Estimated cost (in Lakhs)
1 LESTAN	Internal roads and pavements	158.75
2 REALL	Water supply system	129.42
3 ANARI	Storm water drainage	40.9 MALESPATE REGILEN
4 LATIARY	Sewage treatment & Garbage disposal	72.1 ASA REAL ESTATE REGIT ATOM APPLICATION OF THE PROPERTY OF
FIRCULA	Street lighting	27.20 REAL ESTATE REGULATORS
PANCHE	Security and fire fighting	Gated/ As per norms
REFY PAN	Club house/Community Centre	10% land to be transferred free of cost to the Government



HARYANA REAL ESTATE REGULATORY AUTHORIT

PANCHKULA

7. Approvals/ NOCs from various agencies for connecting external services.

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Roads Toky AUTHORITY PA ATE REQUESTORY AUTHORITY STATE REGULATORY AUTHORITY LESSATE PETGLATORY AUTHORI AL ESSATE PETGLATORY AUTH PETAL PSTATE REGULATORY AUTHORITY PSTATE REGULATORY AUTHORITY PAGE 1850 PAGE	DRUE A HAR HUDA LESTATE NOHKUL A HARYANA REAL ESTAT ANCHKULA HARYANA REAL ESTAT Y PANCHKULA HARYANA REAL EST Y PANCHKULA HARYANA REAL LITY PANCHKULA HARYANA REAL URITY PANCHKULA HARYANA RI LHORITY PANCHKULA HARYANA RI	EDC paid and works to be carried out by HUDA as per 2(g) of the Haryana Development and Regulations of Urban Areas At 1975					
Water supply	TALEBUM HUDA	As above					
Electricity LESTATE RECENT	UHBVNL/UHBVN Haryana	ADSTONA REAL ESTATE RECEIVANCE ADTHORITY PA					
Sewage disposal	HUDA	As above					
Storm water drainage	HUDA	As above					

The total land of the project measuring 12.08 acres will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (acres)
REC 1 NOR	Plots PAM HKIR AMAYKWAYA REAL ESTAILE RIKUL	ATORY ALTHORN 6.58
stati 2 retur	Roads/Pavements	CULATORY AUT IN 2.98
alu 3 aturb rlalystates arealastat	Parks and playgrounds/ Green belts	DEREGULATORY AUTHORITY PASCHICUS. AND REGULATORY AUTHORITY PASCHICUS. AND REGULATORY AUTHORITY PASCHICUS.
4 4 2 2 3	Area to be left for transferring to	LANGE AND A LANGE OF THE PARTY
	the Government for community	NARIAL ESPATE REGULATORY ACTHORITY
KULA HARYAS	Services RECORD ADDRESS OF THE SERVICES AND ADDRESS OF THE	RYANA REAL ESTATE REGEL AFORY AUTHOR
5	Any Other (Commercial)	HARVANARIA ESTAT REGISTATORYAL



- 9. Estimated cost of the project is 32 Crores (including the land cost)
 - i. Cost of Land: Rs 24.86 cr
 - ii. Cost of Infrastructure and other structures: Rs 5.64 cr
 - iii. Other costs including EDC, Taxes, Levies etc: Rs 1.50 cr
- 10. Quarterly schedule of the development of remaining part of the project on infrastructure:

 (In Lakhs)

Particulars	Expenditure incurred till	AFORY AL										ikiis)	
	the date of	Aug- Sept	Oct- Dec	Jan-	Apr-	July-	Oct-	Jan-	Apr-	July-	Oct-	Jan-	Grand
CHRELAUATE WICHARDANIA	application	2018	2018	Mar 2019	June 2019	Sept 2019	Dec 2019	Mar 2020	June 2020	Sept 2020	Dec 2020	Mar	Total
Roads	N/A	5	20	20	20	20	20	20	20	13.75	2020	2020	158.75
Electricity	N/A	REAL LA	FATE REA	CLMORY	Alcend	24	17	17	17	17	17	SAUTH	GRIFT PA
Supply System	ANCHEL BATTAR	ANA RU	ENTATE	EGUIL VI	ORY ALM	HORTY HORTY STRORY	ANCHE LE	a Harya La Har	NA REAL VANA REJ	STATER LEST VII	RLOULS	18.35	127.35
Water	N/A	TAIS AS	18	18	18	18	18	10	24.40	REAL EN	LAVERE	T LATEN	N. Alberton
Supply	HORITY PAN	AHARY	NARDA	BSTATE ALTSTA	REGLE	sorvar	THORITY	18	21.42	BARENE	ESTATE	accut.	129.42
Sewerage	N/A	PIKE LAU	10	10	10	10	10	10	12.1	HARVAN		CTATURE	72.10
Storm water	N/A	A PANCI	LAUAU	10	10	10	10.9	HORITY	ANCHE PANCHE	A HARVA	NA REAL	RELATE AL SEA	40.9
Street	N/A	TI'Y PAN	TIKELLA	APLAN	RIALLE	DATE: B	con Aira	SA VEAL	CIV PANG	IDÇDÎRE Sî DAMÎ	VRYANA Eropon	KEAL US	ATE REOL
_ight	THE TORY AL	THORETS	PANCHE	4	4	5	5	9.2	CHORUTY P	Y PARCUS	Extension	ANE REAL	27.2
Parks	N/A	ALTERNA	2	2	2	2	1	GLATOR	AUTHOR PRY_MUN_II	TEY EAN	HKULAL NORK	EMEVAN'S	REALES
TANAREAL S	INTATE REGILE	TORY AU	THURLY	PARC	ANARA	NANA B	AL PATA	PERFORM	CORY ACT	HORITAL	A ACTING	ARTARY OF	9

11. Current stage of development of the project:

This is a new project. Its development is likely to start in September 2018. Scheduled date of completion of the project is September 2021.



- 12. The following statutory approvals have already been obtained:
 - i. License valid till 25.05.2023.
 - ii. Layout plan
- 13. The following statutory approvals have been applied for but are yet to be received:
 - i. Building Plan
 - ii. Environment Clearance
 - iii. Service Estimates
- 14. Contact Person at the site office:-

Name: Vikas Hooda

Phone No.: 9718400810

15. The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the account number 50200033026061 of HDFC Bank, IFSC Code HDFC0003648; MICR code 110240344, Branch Code 003648. The money from the aforesaid account shall be drawn only towards meeting the cost of construction (Actual to be given in The Haryana Real Estate Regulatory Authority, Panchkula, (Registration of Projects) Regulations, 2018 in Regulation 14(xiii). A statement of the amount drawn from the account along with a certificate of the Registered Engineer, Architect and the Chartered Accountant shall be submitted to the Authority every quarter.



- 16. This Certificate of Registration is issued subject to the 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 plots, 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) The 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.



vi) Adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.

Dilbag Singh Sihag

Member

Anil Kumar Panwar

Member

Rajan Gupta

Chairman