



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

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.

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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.

5. 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.

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Details of the plots in the project are as under:

S.No.	Plot Type	Size of the plot (sq. mts)	Number of plots in the project
1	A*	83.98	48
2	B*	101.51	61
	B*1	149.99	4
3	C*	90.32	22
4	D*	103.18	31
5	E*	107.20	24
6	F*	121.94	34
7	G*	109.85	12
8	H*	119.00	22
Grand Total			258

*50% of the plots have been freed in the layout plan; no plots have been sold as on date.

6. 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	Internal roads and pavements	158.75
2	Water supply system	129.42
3	Storm water drainage	40.9
4	Sewage treatment & Garbage disposal	72.1
5	Street lighting	27.20
6	Security and fire fighting	Gated/ As per norms
7	Club house/Community Centre	10% land to be transferred free of cost to the Government

HARYANA REAL ESTATE REGULATORY AUTHORITY**PANCHKULA****7. Approvals/ NOCs from various agencies for connecting external services.**

Facility	External/ connecting service to be provided by (Name the agency)	Whether Approval taken from the agency concerned. Yes/No (Annex details in folder C)
Roads	HUDA	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	HUDA	As above
Electricity	UHBVNL/UHBVN Haryana	No
Sewage disposal	HUDA	As above
Storm water drainage	HUDA	As above

8. 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)
1	Plots	6.58
2	Roads/Pavements	2.98
3	Parks and playgrounds/ Green belts	0.925
4	Area to be left for transferring to the Government for community services	1.208
5	Any Other (Commercial)	0.38

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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 the date of application	Aug-Sept 2018	Oct-Dec 2018	Jan-Mar 2019	Apr-June 2019	July-Sept 2019	Oct-Dec 2019	Jan-Mar 2020	Apr-June 2020	July-Sept 2020	Oct-Dec 2020	Jan-Mar 2020	Grand Total
		Roads	N/A	5	20	20	20	20	20	20	20	13.75	-
Electricity Supply System	N/A	-	-	-	-	24	17	17	17	17	17	18.35	127.35
Water Supply	N/A	-	18	18	18	18	18	18	21.42	-	-	-	129.42
Sewerage	N/A	-	10	10	10	10	10	10	12.1	-	-	-	72.10
Storm water	N/A	-	-	10	10	10	10.9	-	-	-	-	-	40.9
Street Light	N/A	-	-	4	4	5	5	9.2	-	-	-	-	27.2
Parks	N/A	-	2	2	2	2	1	-	-	-	-	-	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.

(Signature)

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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.



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16. This Certificate of Registration is issued subject to the following conditions that the Promoter shall:

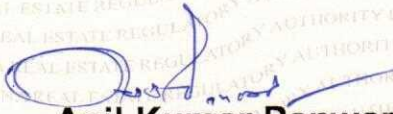
- i) Strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that 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.

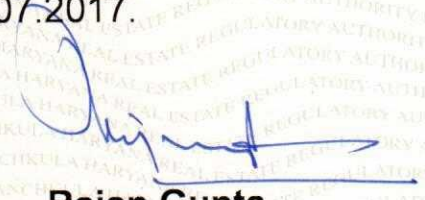


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vi) Adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.


Dilbag Singh Sihag
Member


Anil Kumar Panwar
Member


Rajan Gupta
Chairman