



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Certificate of supplementary registration

Registration Certificate No HRERA-PKL-ROH-430-2023 dated 21.03.2023
valid upto 19.02.2028

Project: "Forteasia Silicon Valley Extension-II", an Affordable Residential Plotted Colony (Under DDJAY, 2016) on land measuring 6.86 acres (in addition to license no. 37 of 2023 measuring 6.06 acres) situated in the revenue estate of Village Maina, Sector-22-D, Rohtak.

Promoter: Forteasia Realty Private Limited, J-221, Sarita Vihar, New Delhi 110076.
CIN U70200DL2011PTC224926

The request of the promoter for registration of additional area measuring 6.86 acres was placed before the Authority in its meeting held on 14.08.2024 vide Item No. 262.41 (i) wherein the Authority decided to grant registration for the additional area measuring 6.06 acres to the promoter. Revised proforma A to H, REP II and the revised layout plan are annexed herewith. Following special conditions are being imposed upon the promoter: -

i. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.

ii. Promoter shall submit duly approved building plans in respect of commercial site measuring 0.260 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.

iii. 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.

iv. The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 15 days from the issuance of this registration certificate, till which time no plots shall be sold. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.

HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

This Supplementary Registration certificate shall be part and parcel of the Registration No. HRERA-PKL-ROH-430-2023 dated 21.03.2023 issued by the Authority. Rest of the terms and conditions of the said certificate shall remain unchanged.


Chander Shekhar
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman

FORM REP-I

Part-A

In case the applicant is a Company:

1. Name and registered address of the company
(Annex copy of the registration certificate
in folder A)

Forteasia Realty Private Limited

**J-221, Sarita Vihar,
New Delhi-110076**

Phone (Landline) **011-41078899**
 Phone (Mobile) **9810773333**
 Email Id **forteasiarealty2016@gmail.com**
 Website

PAN No. **AAQCS3837A**
 (Annex a copy in folder A)
 CIN No. **U70200DL2011PTC224926**
 (Annex a copy in folder A)

2. Managing Director:



Name **SANDEEP MANGLA**

Residential Address **H.NO. 210, SECTOR-46,
FARIDABAD (HARYANA)**

Phone (Landline)

Phone (Mobile)

Email Id

PAN No. **AAXPM6338C**
 (Annex a copy in folder A)
 Aadhar No.
 (Annex a copy in folder A)

3. Authorised representative for correspondence with the Authority:



Name **KAPILGOYAL**

Residential Address **H.No.- 5/90, Anaj Mandi, Old
Faridabad (Haryana)**

Phone (Landline)

Phone (Mobile) **9810773333**

Email Id **Kkapil08@gmail.com**

PAN No. **ANBPG7075P**

For Forteasia Realty Private Limited

Ajay Mangla
Director/Authorized Signatory

(Annex a copy in folder A)

Aadhar No. 9281 5719 2858

(Annex a copy in folder A)

4. Director 1:



Name SANDEEP MANGLA

Residential Address H.NO.210, SECTOR-46,
FARIDABAD, (HARYANA)

Phone (Landline)

Phone (Mobile)

Email Id

PAN No. AAXPM6338C

(Annex a copy in folder A)

Aadhar No. 9184 0278 1738

(Annex a copy in folder A)

5. Director 2:



Name AJAY MANGLA

Residential Address DO-113, ARYA NAGAR, OLD
G.T. ROAD, WARD NO. 15,
PALWAL, FARIDABAD

Phone (Landline)

Phone (Mobile) 9971358854

Email Id

PAN No. AQMPM1487B

(Annex a copy in folder A)

Aadhar No. 7017 5684 4486

(Annex a copy in folder A)

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Date: .19.07.2024

For Forteasia Realty Private Limited

Ajay Mangla
Director/Authorized Signatory

Signature of the applicant/
authorised representative

Stamp

Date 20.07.2024

FORM REP-I

Part-A

Location and address of the project:

"FORTEASIA SILICON VALLEY EXTENSION- II"

1. Name of the project

**FORTEASIA REALTY PVT.
LTD.**2. Address of the site of the project
(Annex proof in folder A)**Village- Mayna,
Sector-22D,****Tehsil-ROHTAK****District-ROHTAK**

3. Contact details of the site office of the project:

Phone (Landline)

Phone (Mobile)

9649555541

Email

forteasiarealty2016@gmail.com

4. Contact person at the site office:

Name

SUDESH KUMAR

Phone (Landline)

Phone (Mobile)

9649555541

Email Id

forteasiarealty2016@gmail.com

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the applicant/
authorised representative

Stamp.....

Date: .20-07-2024

For Forteasia Realty Private Limited


Director/Authorized Signatory

FORM REP-I

Part-A

Fee details:

As per sub-rule (2) of Rule 3 of the Haryana Real Estate (Regulation and Development) Rules, 2017, the fee for registration of the project as has been calculated as follows:

.....

2. The aforesaid fees amounting to Rs.has been transferred from the applicant's Account No. MICR No. to the account number of HRERA, Panchkula

Or

The aforesaid fees is hereby deposited vide Draft/ Banker's Cheque No. 004996, date 22.02.2023 drawn on Axis Bank amount Rs. 1,35,000/-, Cheque No. 027333, date 28.06.2024 drawn on Axis Bank (Bank) amount Rs. 1,43,000 /-. AND another Draft/ Banker's Cheque No. 027371, date 18.07.2024 drawn on Axis Bank (Bank) amount Rs. 4,000 /- ,

Signature of the applicant

Mobile No. 9971358854

Email ID forteasiarealty2016@gmail.com

For Forteasia Realty Private Limited

Ajay Mangla
 Director/Authorized Signatory

FORM REP-I

Part-B

Information relating to the project land and licenses:

- | | | |
|----|--|--|
| 1. | Land area of the project | 12.925 (Acres) |
| 2. | Permissible FAR | 2.0 |
| 3. | FAR proposed to be utilized in the project | 2.0 |
| 4. | Total licensed area,
if the land area of the present project is a part thereof. | 12.925 Acres |
| 5. | License number granted by the Town
& Country Planning Department for the project.
(Annex copy in folder B) | 37 OF 2023
DATED 20.02.2023
AND 62 OF 2024
DATED 12.06.2024 |
| 6. | Is the applicant owner-licensee of the land
for which the registration is being sought. | YES |

I hereby declare that above information is correct and true and nothing has been concealed or misrepresented.

Signature of the applicant/authorized representative

Stamp

Date 20.07.2024

For Forteasia Realty Private Limited

Ajay Verma
Director/Authorized Signatory

FORM REP-I

Part-C

Project details:

1. Estimated cost of the project: **4598.61 Lakhs**
(Annex a copy of the project report Folder C)
- (i) Cost of the land (if included in the estimated cost) 2416.01 Lakhs
- (ii) Estimated cost of construction of apartments/villas 00 Lakhs
- (iii) Estimated cost of infrastructure and other structures 1292.50 Lakhs
- (iv) Other Costs including EDC, Taxes, Levies etc. **890.10 Lakhs**

2. The total land of the project measuring 12.925 Acres will be utilized in the following manner:

Sr. No.	Land area under usage	Area of land (acres)
1	Plots to be sold	7.0978 Acres
2	Construction of apartments	NIL
3	Roads	3.1092 Acres
4	Pavements	NIL
5	Parks and playgrounds	0.98 Acres
6	Green belts	NIL
7	Vehicle parkings	NIL
8	Electricity sub-station	NIL
9	Club house	NIL
10	Sewage and solid waste treatment facility	0.111 Acres
11	Area to be left for transferring to the Government for community services	1.30 Acres
12	Area Under UD	0.018 Acres
13	Area Under Commercial	0.26 Acres
14	Area Under UGT	0.049 Acres
	Total	12.925 Acres

3. 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	Existing Project Connectivity	Not Required
Water supply	CGWA	To Be Taken
Electricity	UHBVN	To Be Taken

For Forteasia Realty Private Limited

Maya Mehta
Director/Authorized Signatory

Sewage disposal	HUDA	To Be Taken
Storm water drainage	HUDA	To Be Taken

For Forteasia Realty Private Limited

Ajay Marda
Director/Authorized Signatory

4. Details of services and facilities which will be provided inside the project area as per service plan estimates and/or the project report:

Sr. No.	Name of the facility	Estimated cost (Within the project area only)	Remarks Yet to be prepared / Submitted to HUDA, Town & Country Planning Department/ as per project report etc. (Annex relevant documents showing costing details etc. in folder C)
1	Internal roads and pavements	250.00 Lacs	YET TO BE PREPARED
2	Water supply system	100.00 Lacs	YET TO BE PREPARED
3	Storm water drainage	80.00 Lacs	YET TO BE PREPARED
4	Electricity supply system	100.00 Lacs	YET TO BE PREPARED
5	Sewage treatment & Garbage disposal	100.00 Lacs	YET TO BE PREPARED
6	Street lighting	70.00 Lacs	YET TO BE PREPARED
7	Security and fire fighting	NIL	NOT APPLICABLE
8	Play grounds and parks	113.27 Lacs	YET TO BE PREPARED
9	Club house/ Community Centre	NIL	NOT APPLICABLE
10	Shopping area	NIL	NOT APPLICABLE
11	Renewable energy system	NIL	NOT APPLICABLE
12	School	NIL	NOT APPLICABLE
13	Hospital/ Dispensary	NIL	NOT APPLICABLE
14	Horticulture	NIL	NOT APPLICABLE
15	Maintenance (5 Years)	80.00 Lacs	YET TO BE PREPARED
16	Boundary Wall	150.50 Lacs	YET TO BE PREPARED
17	Earth Filling	80.00 Lacs	YET TO BE PREPARED
	TOTAL	1123.77 Lacs	

(Add/delete as per actual)

5. (a) Date of approval of latest layout plans granted by Town & Country Planning Department on the basis of which the project will be executed. 19.06.2024
6. Date of approval of Building Plans/ Standard Designs N.A
7. New projects:
- i. Likely date of starting the construction work/Development work 01-08-2024
- ii. Likely date of completing the project 19-02-2028
- iii. Sizes of the plots to be offered in the project

Plot size	Number of plots in the project
(i) 130.21 Sq. Mt.	42 Nos.
(ii) 120.00 Sq. Mt.	116 Nos.
(iii) 105.00 Sq. Mt.	26 Nos.

26 Nos. Asia Realty Private Limited

Maya Verma
Director/Authorized Signatory

(iv) 127.50 Sq. Mt.	26 Nos.
(v) 94.50 Sq. Mt.	08 Nos.
(vi) 82.50 Sq. Mt.	07 Nos.
(vii) 112.00 Sq. Mt.	10 Nos.
(viii) 116.00 Sq. Mt.	05 Nos.
(ix) 128.31 Sq. Mt.	02 Nos.

(Add/delete as per actual)

iv. Type of apartments /Villas to be constructed in the project:

Type	Carpet area	Number of apartments/Villas	Number of towers
N.A.	N.A.	N.A.	N.A.
N.A.	N.A.	N.A.	N.A.

(Add/ delete rows as per actual)

(vi) Quarterly schedule of development of the project:

(c) Apartments:

Particulars	Expenditure incurred till the date of application	Expenditure to be made in each quarter										
		Apr-June 20 24	July-Sep 20 24	Oct-Dec 20 24	Jan-Mar 2025	Apr-June 2025	July-Sept 2025	Oct-Dec 2025	Jan-Mar 2026	Apr-June 2026	July-Sept 2026	Grand Total
Apartments/Villas	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
Shops/Booths	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
Plots	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL

(Add columns and rows as per actual upto the date of completion of the project)

Particulars	Expenditure incurred till the date of application							
		Oct-Dec 2026	Jan-Mar 2027	Apr-June 2027	July-Sept 2027	Oct-Dec 2027	Jan-Mar 2028	Grand Total
Apartments/Villas	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
Shops/Booths	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
Plots	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL

For Forteasia Realty Private Limited

Ajay Khande
Director/Authorized Signatory

(d) Infrastructure:

Particulars	Expenditure incurred till the date of application	Expenditure to be made in each quarter									
		July-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-June 2025	July-Sept 2025	Oct-Dec 2025	Jan-Mar 2026	Apr-June 2026	July-Sept 2026	Oct-Dec 2026
Roads & Pavements	NIL	16.66	16.66	16.66	16.66	16.66	16.66	16.66	16.66	16.66	16.66
Water supply system	NIL	6.66	6.66	6.66	6.66	6.66	6.66	6.66	6.66	6.66	6.66
Sewerage treatment & garbage disposal	NIL	6.66	6.66	6.66	6.66	6.66	6.66	6.66	6.66	6.66	6.66
Electricity supply system	NIL	6.66	6.66	6.66	6.66	6.66	6.66	6.66	6.66	6.66	6.66
Storm water drainage	NIL	5.35	5.35	5.35	5.35	5.35	5.35	5.35	5.35	5.35	5.35
Parks and playgrounds	NIL	7.55	7.55	7.55	7.55	7.55	7.55	7.55	7.55	7.55	7.55
Club house/ community centres	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
Shopping area	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
Street Lighting	NIL	4.67	4.67	4.67	4.67	4.67	4.67	4.67	4.67	4.67	4.67
EARTH FILLING	NIL	5.33	5.33	5.33	5.33	5.33	5.33	5.33	5.33	5.33	5.33
Boundary Wall	NIL	10.05	10.05	10.05	10.05	10.05	10.05	10.05	10.05	10.05	10.05
Maintenance	NIL	5.33	5.33	5.33	5.33	5.33	5.33	5.33	5.33	5.33	5.33

For Forleasia Realty Private Limited

Ajay Manda
Director/Authorized Signatory

Particulars	Expenditure incurred till the date of application						Grand Total
		Jan-Mar 2027	Apr-June 2027	July-Sept 2027	Oct-Dec 2027	Jan-Mar 2028	
Roads & Pavements	NIL	16.66	16.66	16.66	16.66	16.66	249.90 Laes
Water supply system	NIL	6.66	6.66	6.66	6.66	6.66	99.90 Laes
Sewerage treatment & garbage disposal	NIL	6.66	6.66	6.66	6.66	6.66	99.90 Laes
Electricity supply system	NIL	6.66	6.66	6.66	6.66	6.66	99.90 Laes
Storm water drainage	NIL	5.35	5.35	5.35	5.35	5.35	80.25 Laes
Parks and playgrounds	NIL	7.55	7.55	7.55	7.55	7.55	113.25 Laes
Club house/ community centres	NIL	NIL	NIL	NIL	NIL	NIL	NIL
Shopping area	NIL	NIL	NIL	NIL	NIL	NIL	NIL
Street Lighting	NIL	4.67	4.67	4.67	4.67	4.67	70.05 Laes
EARTH FILLING	NIL	5.33	5.33	5.33	5.33	5.33	79.95 Laes
Boundary Wall	NIL	10.05	10.05	10.05	10.05	10.05	150.75 Laes
Maintenance	NIL	5.33	5.33	5.33	5.33	5.33	79.95 Laes
TOTAL							1023.90 Cr

It is hereby stated and declared that the above information is correct and true and nothing has been concealed or misrepresented.

For Forteasia Realty Private Limited

Maya Kaur
Director/Authorized Signatory

Signature of the applicant/
authorized representative
Stamp
Date 20.07.2024

FORM REP-I

Part-D

Accounts related information:

1. Annex copy of the balance sheet of last 3 years
Attached in folder D
2. In case of on-going projects, annex cash flow statement since start of the project up-to-date in folder D. Total receipt of funds, sources of funds and deployment of funds should be stated in tabulated form.
Annexure...N.A.....in folder D
NOT APPLICABLE (NEW PROJECT)
3. Bank account to which the deposits received from apartment buyers will be credited
- | | |
|--|-------------------------------------|
| <input type="checkbox"/> Bank and Branch address | Axis Bank, Malviya Nagar, New Delhi |
| <input type="checkbox"/> Bank Account Number | 923020000242114 |
| <input type="checkbox"/> IFSC code | UTIB0001148 |
| <input type="checkbox"/> MICR code | 110211085 |
| <input type="checkbox"/> Branch code | 001148 |
4. Name and address of the person/persons who would ordinarily be operating the account (Change at any time must be intimated to the Authority)
SANDEEP MANGLA (H.NO. 210, SECTOR- 46, FARIDABAD, HARYANA) AND MR. MANOJ GOYAL (E-3, NEW AASHIYANA APARTMENT, PLOT-10, SECTOR-21-D, FARIDABAD)
5. Attach certificate issued by a Chartered Accountant that the applicant has not defaulted in its debt liabilities in the past five years in folder D. (In case of default, give details)
"CA Certificate Attached"

Signature

Seal

Date 20.07.2024

For Forteasia Realty Private Limited

Atay Mehta
Director/Authorized Signatory

FORM REP-I

Part-E

Details of the statutory approvals:

1. Annex copies of the following in Folder E:

(i) Lay out Plan.		YES ATTACHED
(ii) Demarcation Plan.		YES ATTACHED
(iii) Zoning Plan.		YES ATTACHED
(iv) Building Plan.	NOT APPLICABLE	
<input type="checkbox"/> Site Plan.		NOT APPLICABLE
<input type="checkbox"/> Floor Plan		NOT APPLICABLE
<input type="checkbox"/> Apartment Plans.		NOT APPLICABLE
<input type="checkbox"/> Elevation Section.		NOT APPLICABLE
<input type="checkbox"/> Detail of Permissible FAR.		NOT APPLICABLE
<input type="checkbox"/> Detail of covered area achieved FAR.		NOT APPLICABLE

2. Annex copies of following in folder E:

	All service estimates to be submitted	
i. Roads and pavement plan		NOT SUBMITTED YET
ii. Electricity supply plan		NOT SUBMITTED YET
iii. Water supply plan		NOT SUBMITTED YET
iv. Sewerage and garbage disposal plan		NOT SUBMITTED YET
v. Storm water drainage		NOT SUBMITTED YET
vi. 10% land to be transferred to the Govt. for Community facility		NOT SUBMITTED YET
vii. Street lighting plan		NOT SUBMITTED YET
viii. Parking plan (Add/delete as per actual)		NOT SUBMITTED YET

3. That the following statutory approvals have already been obtained:
 - i. **License**
 - ii. **Layout Plan**
 - iii. **Demarcation-cum- Zoning Plan**

4. That the following statutory approvals have been applied for but are yet to be received:
 - i. (Give date when filed)
 - ii.
 - iii.
 - iv. SO ON

For Forteasia Realty Private Limited

Atay Singh
Director/Authorized Signatory

5. Applications for following statutory approvals are yet to be filed and will be filed in the time schedule given below:

- i. **Service Estimates** (Give date by which it will be filed)
- ii. **Electricity Plan**
- iii. **Building Plan- Villas**

It is undertaken that the project shall be completed within the time schedule given in Part C and the same will not be delayed on account of non- receipt of any of the statutory approval. The liability for the non-receipt of any of the statutory approval shall be that of the promoter and in case of delay, compensation as per law may be given to the allottees.

Signature

Seal

Date 20.07.2024

For Forteasia Realty Private Limited

Ajay Nandh
Director/Authorized Signatory

FORM REP-I

Part-F

1. A copy of the draft allotment letter by which the apartment shall be allotted/ booked in favour of the apartment buyers. YES attached in Annexure folder -F-1
2. A copy of the Draft Agreement which shall be made before seeking any deposit exceeding 10% of the cost of the apartment. (Based on the model agreement prescribed in the Rules) YES attached in Annexure folder -F-2
3. Gist of the important provisions of the Draft Agreement YES attached in Annexure folder -F-3

For Forteasia Realty Private Limited

Atay Kaur

Director/Authorized Signatory

Signature

Seal

Date 20.07.2024

FORM REP-I

Part - G**Projects launched by the promoter in last five years:**

1. Name and location of the project **FORTEASIA SILICON VALLEY EXTENSION-III
AT VILLAGE - MAYNA , SECTOR-22D, ROHTAK,
HARYANA**
2. Particulars of the project in brief:
- i. Total area of the project **22.33125**
- ii. Total number of apartments **0**
- iii. Total number of plots **358**
3. The number of plots/ apartments booked/sold to the allottees:
- (a) Apartments **0**
- (b) Plots **294**
4. Details of the expenditure incurred upto date:

	Initially estimated cost (In Lakhs)	Revised cost (In Lakhs)	Expenditure incurred upto the date of application (In Lakhs)
Total cost of the project (Other than cost of land)	3523.10	0	0
Cost of the apartments	0	0	0
Cost of the infrastructure	2233.10	0	0
Others costs	1350.00	0	0

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **6793.78 Lakhs**
6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **486.26 Lakhs**
7. Loan sanctioned by the banks/ other financial institutions against the project. **0 Lakhs**

for Forteasia Realty Private Limited

Ajay Nanda
Director/Authorized Signatory

8. Amount drawn from the banks/ other financial institutions till the date of filing this application. **0 Lakhs**
9. Whether any litigation is pending against the Project:
Yes/No **No**
(If yes-give Annex details in folder G)
10. Initial date of completion of the project. **28-12-2027**
11. Likely date of completion of the project. **28-12-2027**

1. Name and location of the project **FORTEASIA MART AT SECTOR-26 AND 28, OMAXE CITY, ROHTAK, HARYANA**
2. Particulars of the project in brief:
- i. Total area of the project **1.098**
- ii. Total number of apartments **0**
- iii. Total number of plots **45**
3. The number of plots/ apartments booked/sold to the allottees:
- (a) Apartments **0**
- (b) Plots **45**
4. Details of the expenditure incurred upto date:

	Initially estimated cost (In Lakhs)	Revised cost (In Lakhs)	Expenditure incurred upto the date of application (In Lakhs)
Total cost of the project (Other than cost of land)	60	0	60
Cost of the apartments	0	0	0
Cost of the infrastructure	60	0	60
Others costs	0	0	0

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **580.65 Lakhs**
6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **0 Lakhs**

For Forteasia Realty Private Limited

Atay Mank
Director/Authorized Signatory

7. Loan sanctioned by the banks/ other financial institutions against the project. **0 Lakhs**
8. Amount drawn from the banks/ other financial institutions till the date of filing this application. **0 Lakhs**
9. Whether any litigation is pending against the Project:
Yes/No **No**
(If yes-give Annex details in folder G)
10. Initial date of completion of the project. **31-12-2019**
11. Likely date of completion of the project. **31-12-2019**

1. Name and location of the project **FORTEASIA SILICON VALLEY AT VILLAGE-SUNARI HURD, SECTOR-22D, ROHTAK, HARYANA**
2. Particulars of the project in brief:
- i. Total area of the project **11.475**
- ii. Total number of apartments **4**
- iii. Total number of plots **269**
3. The number of plots/ apartments booked/sold to the allottees:
- (a) Apartments **4**
- (b) Plots **269**
4. Details of the expenditure incurred upto date:

	Initially estimated cost (In Lakhs)	Revised cost (In Lakhs)	Expenditure incurred upto the date of application (In Lakhs)
Total cost of the project (Other than cost of land)	2021	0	2021
Cost of the apartments	450	0	450
Cost of the infrastructure	829	0	829
Others costs	642	0	642

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **362.21 Lakhs**

For Forteasia Realty Private Limited

Ajay Mishra
Director/Authorized Signatory

6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **33.10 Lakhs**
7. Loan sanctioned by the banks/ other financial institutions against the project. **0 Lakhs**
8. Amount drawn from the banks/ other financial institutions till the date of filing this application. **0 Lakhs**
9. Whether any litigation is pending against the Project:
Yes/No **No**
(If yes-give Annex details in folder G)
10. Initial date of completion of the project. **05-02-2023**
11. Likely date of completion of the project. **05-02-2023**

1. Name and location of the project **FORTEASIA PARK VIEW AT VILLAGE- KHEDI SADH, TEHSIL- SAMPLA, DISTRICT- ROHTAK, HARYANA**
2. Particulars of the project in brief:
- i. Total area of the project **6.925**
- ii. Total number of apartments **0**
- iii. Total number of plots **122**
3. The number of plots/ apartments booked/sold to the allottees:
- (a) Apartments **0**
- (b) Plots **86**
4. Details of the expenditure incurred upto date:

	Initially estimated cost (In Lakhs)	Revised cost (In Lakhs)	Expenditure incurred upto the date of application (In Lakhs)
Total cost of the project (Other than cost of land)	625	0	0
Cost of the-apartments	0	0	0
Cost of the infrastructure	692.50	0	0
Others costs	297.30	0	0

For Forteasia Realty Private Limited

Atay M...
Director/Authorized Signatory 27/25

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **2802.29 Lakhs**
6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **229.79 Lakhs**
7. Loan sanctioned by the banks/ other financial institutions against the project. **0 Lakhs**
8. Amount drawn from the banks/ other financial institutions till the date of filing this application. **0 Lakhs**
9. Whether any litigation is pending against the Project:
Yes/No **No**
(If yes-give Annex details in folder G)
10. Initial date of completion of the project. **02-11-2027**
11. Likely date of completion of the project. **02-11-2027**

1. Name and location of the project **FORTEASIA SILICON VALLEY EXTENSION-I AT VILLAGE- SUNARI KHURD & MAYNA, SECTOR-22-D, ROHTAK, HARYANA**
2. Particulars of the project in brief:
- i. Total area of the project **8.5875**
- ii. Total number of apartments **0**
- iii. Total number of plots **168**
3. The number of plots/ apartments booked/sold to the allottees:
- (a) Apartments **0**
- (b) Plots **136**
4. Details of the expenditure incurred upto date:

	Initially estimated cost (In Lakhs)	Revised cost (In Lakhs)	Expenditure incurred upto the date of application (In Lakhs)
Total cost of the project (Other than cost of land)	1187.37	0	0
Cost of the apartments	0	0	0
Cost of the infrastructure	858.75	0	0
Others costs	328.62	0	0

For Forteasia Realty Private Limited

Ajay Malik
Director/Authorized Signatory

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **1792.47 Lakhs**
6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **238.48 Lakhs**
7. Loan sanctioned by the banks/ other financial institutions against the project. **0 Lakhs**
8. Amount drawn from the banks/ other financial institutions till the date of filing this application. **0 Lakhs**
9. Whether any litigation is pending against the Project:
Yes/No **No**
(If yes-give Annex details in folder G)
10. Initial date of completion of the project. **28-12-2027**
11. Likely date of completion of the project. **28-12-2027**

1. Name and location of the project **FORTEASIA SILICON VALLEY EXTENSION-II AT VILLAGE- MAYNA ,SECTOR-22D, ROHTAK, HARYANA**
2. Particulars of the project in brief:
- i. Total area of the project **6.0625**
- ii. Total number of apartments **0**
- iii. Total number of plots **115**
3. The number of plots/ apartments booked/sold to the allottees:
- (a) Apartments **0**
- (b) Plots **90**
4. Details of the expenditure incurred upto date:

	Initially estimated cost (In Lakhs)	Revised cost (In Lakhs)	Expenditure incurred upto the date of application (In Lakhs)
Total cost of the project (Other than cost of land)	1561.90	0	0
Cost of the apartments	0	0	0

Mayank
Director/Authorized Signatory

Cost of the infrastructure	606.25	0	0
Others costs	390.10	0	0

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **874.50 Lakhs**
6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **122.72 Lakhs**
7. Loan sanctioned by the banks/ other financial institutions against the project. **0 Lakhs**
8. Amount drawn from the banks/ other financial institutions till the date of filing this application. **0 Lakhs**
9. Whether any litigation is pending against the Project:
Yes/No **No**
(If yes-give Annex details in folder G)
10. Initial date of completion of the project. **19-02-2028**
11. Likely date of completion of the project. **19-02-2028**

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant / Authorised Representative

Stamp _____

Date _____

For Forteasia Realty Private Limited

Ajay Nandke
Director/Authorized Signatory

SPECIFICATION UNIT WISE		NOT APPLIC ABLE
1.	Living/ Dining/ Foyer/ Family Lounge	
	1.1	Floor
	1.2	Walls
	1.3	Ceiling
2.	Master Bed room/ Dress room	
	2.1	Floor
	2.2	Walls
	2.3	Ceiling
	2.4	Modular Wardrobes
3.	Master Toilet	
	3.1	Floor
	3.2	Walls
	3.3	Ceiling
	3.4	Counters
	3.5	Sanitary ware/ CP Fittings
	3.6	Fitting/ Fixures
4.	Bed Rooms	
	4.1	Floor
	4.2	Walls
	4.3	Ceiling
	4.4	Wardrobes
5.	Toil et	
	5.1	Floor
	5.2	Walls
	5.3	Ceiling
	5.4	Counters

for Forteasia Realty Private Limited

Atay Nandh
Director/Authorized Signatory

	5.5	Sanitary Ware/ CP Fittings	
	5.6	Fixtures	
6.	Kitchen		
	6.1	Floor	
	6.2	Walls	
	6.3	Ceiling	
	6.4	Counters	
	6.5	Fixures	
	6.6	Kitchen appliances	
7.	Utility rooms/ utility balcony/ toilet		
	7.1	Floor	
	7.2	Walls & ceiling	
	7.3	Toilet	
	7.4	Balcony	
8.	Sit-Outs		
	8.1	Floor	
	8.2	Walls & ceiling	
	8.3	Railings	
	8.4	Fixures	

For Forteasia Realty Private Limited

Atay Nanda
Director/Authorized Signatory



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL21056638177205W
Certificate Issued Date : 19-Jul-2024 04:05 PM
Account Reference : IMPACC (IV)/ dl853503/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL21056638177205W
Purchased by : FORTEASIA REALTY PVT LTD
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : FORTEASIA REALTY PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : FORTEASIA REALTY PVT LTD
Stamp Duty Amount(Rs.) : 10
(Ten only)



Please write or type below this line

FORM 'REP-II'
[See rule 3(3)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of M/s Forteasia Realty Private Limited, promoter of the proposed project through Mr. Ajay Mangla duly authorized vide authorization dated 19.06.2024.

The Promoter, M/s Forteasia Realty Private Limited having its registered office at I-221, Sarita Vihar, New Delhi-110076, is developing an Affordable Plotted Colony Project called Forteasia Silicon Valley

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.sholestamp.com or using e-Stamp Mobile App of State e-Stamping Authority. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



Extension- II" situated at Village- Mayna, Sector-22-D, Tehsil & District- Rohtak, Haryana under License No. 66 of 2024 dated 18.06.2024.

I, Ajay Mangla S/o Sh. Prakash Chand Mangla duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is proposed a legal valid authentication of title of such land along with the authenticated copy of the title deed are enclosed herewith.
2. That the said land free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 19.02.2028.
4. That seventy per cent of the amounts realised by promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made there under.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.



Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at _____ on this _____ day of _____.



ATTESTED

NOTARY PUBLIC
DELHI (INDIA)
19 JUL 2024



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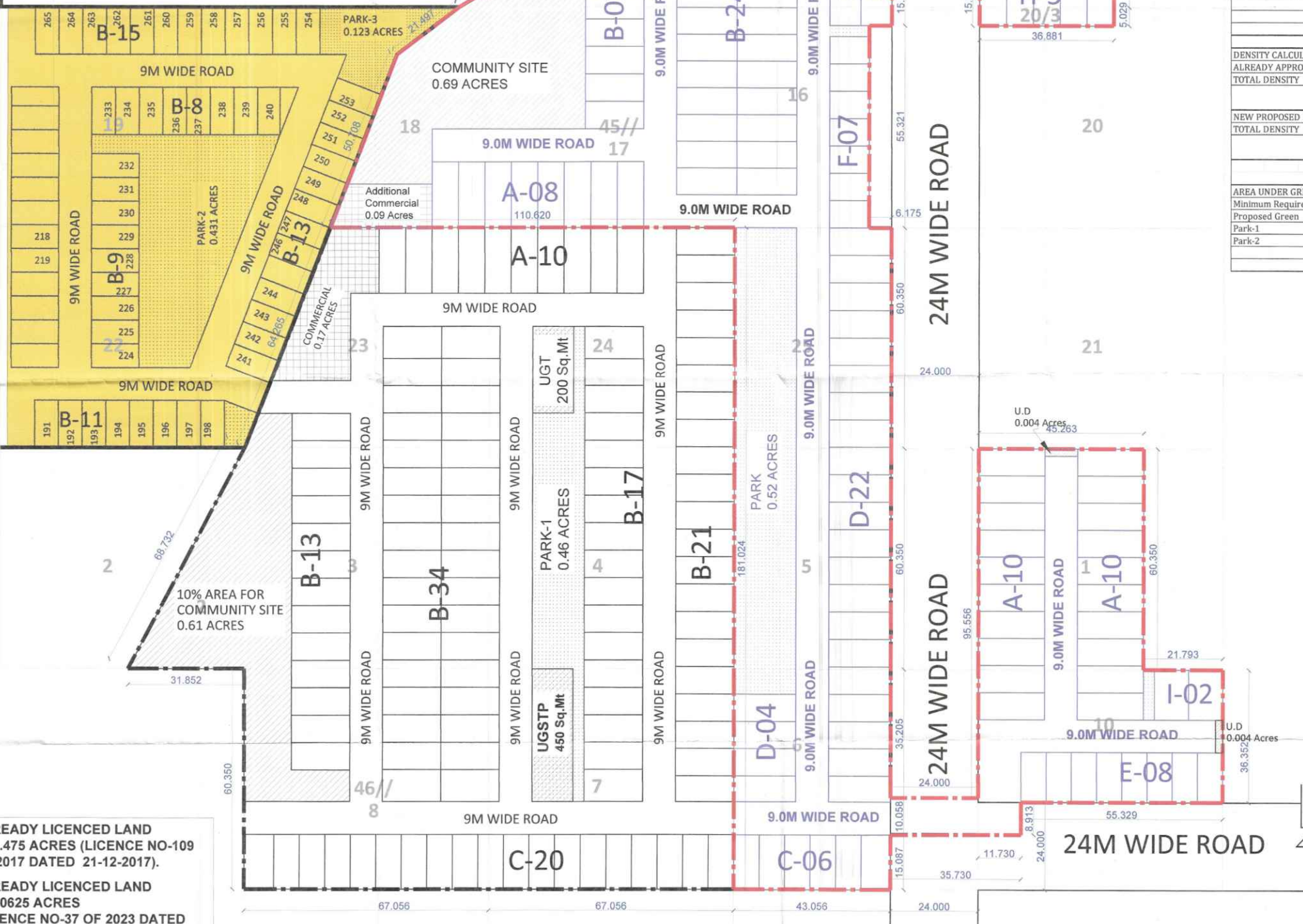
6

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24M WIDE ROAD

ALREADY LICENCED RESIDENTIAL PLOTTED COLONY UNDER DDJAY AREA MEASURING 11.475 ACRES (LICENCE NO-109 OF 21-12-2017) IN SECTOR-22D ROHTAK BEING DEVELOPED BY M/s FORTEASIA REALITY Pvt.Ltd.

11



ALREADY LICENCED LAND = 11.475 ACRES (LICENCE NO-109 OF 2017 DATED 21-12-2017).
ALREADY LICENCED LAND = 6.0625 ACRES (LICENCE NO-37 OF 2023 DATED 20-02-2023).
NEW PROPOSED LAND 6.8625 Acres

LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY AREA MEASURING 6.8625 Acres in addition to already licenced land 6.0625 acres now Total Land = 12.925 Acres, UNDER DEEN DAYAL JAN AWAS YOJNA - 2016 IN SECTOR - 22D, ROHTAK HARYANA BEING DEVELOPED BY FORTEASIA REALITY Pvt. Ltd

ARCHITECT: Ar. Parveen Kumar CA/2015/72115
OWNER: Forteasia Realty Private Limited
FORTEASIA REALITY Pvt. Ltd

SCALE: 1:100
DATE: JAN 2024
SHEET NO: 1

AREA STATEMENT

Table with columns: TOTAL AREA OF THE SCHEME, AREA UNDER U.D, NET PLANNED AREA, Permissible Area Detail, Proposed Area Detail, PLOTS AREA DETAIL, DENSITY CALCULATION, NEW PROPOSED LAND, AREA UNDER GREEN PARK.

To be read with Licence No. 66 Dated 18/06/2024 LC-4918-B

- That this Layout plan for over an additional area measuring 6.8625 acres (in addition to already license granted No. 37 of 2023 dated 20.02.2023 area 6.0625 acres) totaling area 12.925 acres (Drawing no. DTCP 10209 dated 19-6-2024) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awass Yojna) being developed by Forteasia Realty Pvt. Ltd. falling in sector-22-D, Rohtak is hereby approved subject to the following conditions:-

(S.K. SEHWAT) DTP (HQ), (SANJAY KUMAR) STP (S&V), (P.P. SHIGH) CTP (HR), (AMIT KHATRI, IAS) DTCP (HR), (GURPREET KHEPAR) AD (HQ), (NEHA YADAV) ATP (HQ)