



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Certificate of supplementary registration

Registration Certificate No HRERA-PKL-JJR-610-2024 dated 13.08.2024 valid upto
11.06.2029

Project: "Fortesia Kingstreet" an Affordable Residential Plotted Colony (under DDJAY, 2016) on additional land measuring 2.304 acres (excluding UD area of 0.021 acres) in addition to license no. 62 of 2024 dated 12.06.2024 measuring 5.9125 acres situated in revenue estate of village Kasar, Sector-3B, Bahadurgarh, District Jhajjar.

Licencee/Promoter: True Villas Developers Private Limited, J 221, Sarita Vihar, New Delhi, 110076.

The application for registration of additional area measuring 2.325 acres was placed before the Authority in its meeting held on 29.07.2026 vide Item No. 327.03 (ii) wherein the Authority decided to grant supplementary registration for the additional area measuring 2.304 acres (after excluding UD area of 0.021 acres). Revised proforma A to H, REP II, revised layout plan and the revised zoning plan are annexed herewith. Following special conditions are being imposed upon the promoter: -

- I. The promoter shall maintain the same 100% Master Account, 70% Escrow Account and 30% Free Account as maintained in registration no 610 of 2024 dated 13.08.2024 valid upto 11.06.2029. The Promoter is directed to issue a public notice of size (3 x 3 inches) (in two newspapers widely circulated in the area including one in Hindi) 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.
- II. The payment plan approved in Form REP-I, having quantum of all other charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA. No other charges, except those explicitly mentioned in the payment plan as submitted in the Authority, shall be payable by the allottees.
- III. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.222 acres (forming part of earlier registered area) to the Authority along with deficit fee, if any, within 15 days after the approval by Town & Country

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

Planning department. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.

IV. Promoter shall submit a copy of revised service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.

V. Promoter shall also submit a copy of revised 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.

VI. 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.

VII. 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.

This Supplementary Registration shall be part and parcel of the Registration No. HRERA-PKL-JJR-610-2024 dated 13.08.2024 issued by the Authority. Rest of the terms and conditions of the said certificate shall remain unchanged.


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman

Haryana Government Gazette

EXTRAORDINARY

Published by Authority

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No. 83–2018/Ext.] CHANDIGARH, WEDNESDAY, MAY 16, 2018 (VAISAKHA 26, 1940 SAKA)

THE HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA

Notification

The 16th May, 2018

No. 1082 RERA PKL/2018.— In exercise of the powers conferred on it under Section-85 of the Real Estate (Regulation and Development) Act, 2016 and all others powers enabling it in that behalf, the Real Estate Regulatory Authority, Panchkula hereby makes the following regulations:

Short Title, Object, Commencement and Extent:

1. (a) These Regulations may be called The Haryana Real Estate Regulatory Authority, Panchkula, (Registration of Projects), First amendment Regulations, 2018.
- (b) These amendment Regulations are meant to revise the Proforma REP-I Part A to Part-G with the objective of making it comprehensive and easy to fill up.
- (c) These amendment Regulations will come into force from the date of their notification in the Official Gazette;
2. (a) In Regulation 16 of the Haryana Real Estate Regulatory Authority, Panchkula, (Registration of Projects), Regulations, 2018, for the words “.....Form REP-I Part A to Part G,” the following words shall be read “Revised Form REP-I Part A to Part-H.....”.
- (b) In Regulation 17 of the Haryana Real Estate Regulatory Authority, Panchkula, (Registration of Projects), Regulations, 2018, for the words “.....Form REP-I Part A to Part G,” the following words shall be read “Revised Form REP-I Part A to Part-H.....”.
- (c) Forms REP-I Part-A to Part-G of the Regulations shall be substituted by the revised Forms REP-I Part-A to Part-H.

RAJAN GUPTA,
Chairman,
Real Estate Regulatory Authority.
Panchkula.

Forwarding letter and Index

From

True Villas Developers Private Limited
J-221, Sarita Vihar,
New Delhi-110076

To

The Haryana Real Estate Regulatory Authority,
Panchkula.

Subject: Application for registration of real estate project.

Sir,

Enclosed is an application for registration of real estate project named "**FORTEASIA KINGSTREET**", located at **Village- Kasar , Sector-3B, Tehsil- Bahadurgarh & District- Jhajjar, Haryana.**

All parts REP-I-A to REP-I-H duly filed up, along with annexures are submitted herewith for consideration of the Authority. Index of all the documents is as follows:

Index

Sr. No.	Forms	
	Form No.	Pages
1	REP – I	

(Change page number as per actual)

Dated:

Signature of the applicant

Mobile No.

Email ID truevillas@gmail.com

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)

True Villas Developers Private Limited

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

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

PAN No. **AACCT1394D**
 (Annex a copy in folder A)
 CIN No. **U45201DL2004PTC130654**
 (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 **Sandeep.mangla@forteasia.in**
 PAN No. **AAXPM6338C**
 (Annex a copy in folder A)
 Aadhar No. **9184 0278 1738**
 (Annex a copy in folder A)

3. Authorised representative for correspondence with the Authority:



Name **KAPIL GOYAL**

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

Phone (Landline)
 Phone (Mobile) **9810773333**
 Email Id **Kkapil08@gmail.com**
 PAN No. **ANBPG7075P**

(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 **MANOJ GOYAL**Residential Address **FLAT NO E-3 NEW
AASHIYANA APARTMENT
PLOT NO 10 SECTOR - 21D
FARIDABAD121012**

Phone (Landline)

Phone (Mobile) **9821396233**

Email Id

PAN No. **ACTPG0301M**

(Annex a copy in folder A)

Aadhar No. **7337 2821 7103**

(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

Signature of the applicant/
authorised representative

Stamp

Date:

FORM REP-I

Part-A

Location and address of the project:

"FORTEASIA KINGSTREET"

1. Name of the project

**TRUE VILLAS DEVELOPERS
PVT. LTD.**2. Address of the site of the project
(Annex proof in folder A)**Village- Kasar, Sector-3B
Tehsil- Bahadurgarh
District-Jhajjar, Haryana**

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

Phone (Landline)

Phone (Mobile) **9649555541**Email **truevillas@gmail.com**

4. Contact person at the site office:

Name **SUDESH KUMAR**

Phone (Landline)

Phone (Mobile) **9649555541**Email Id **truevillas@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:

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. **016924**, date **30.06.2026** drawn on **HDFC Bank** amount **Rs.47,500** /-

Signature of the applicant

Mobile No. 9311947735

Email ID truevillas@gmail.com

FORM REP-I

Part-B

Information relating to the project land and licenses:

- | | | |
|----|--|--|
| 1. | Land area of the project | 8.2375 (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. | 8.2375 Acres |
| 5. | License number granted by the Town
& Country Planning Department for the project.
(Annex copy in folder B) | 62 OF 2024
DATED 12.06.2024
AND 82 of 2026
DATED 05.05.2026 |
| 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

FORM REP-I

Part-C

Project details:

1. Estimated cost of the project: **8531.5951 Lakhs**
(Annex a copy of the project report Folder C)
 - (i) Cost of the land (if included in the estimated cost) 6981.5951 Lakhs
 - (ii) Estimated cost of construction of apartments/villas 0.00 Lakhs
 - (iii) Estimated cost of infrastructure and other structures 1000.00 Lakhs
 - (iv) Other Costs including EDC, Taxes, Levies etc. 550.00 Lakhs

2. The total land of the project measuring 8.2375 Acres will be utilized in the following manner:

Sr. No.	Land area under usage	Area of land (acres)
1	Plots to be sold	4.468 Acres
2	Construction of apartments	NIL
3	Roads	1.8965 Acres
4	Pavements	NIL
5	Parks and playgrounds	0.619 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	0.834 Acres
12	Area Under UD	0.025 Acres
13	Area Under Commercial	0.235 Acres
14	Area Under UGT	0.049 Acres
	Total	8.2375 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 12 Mtr Service Road	Not Required
Water supply	CGWA	To Be Taken
Electricity	UHBVN	To Be Taken

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

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	293.00 Lacs	YET TO BE PREPARED
2	Water supply system	50.00 Lacs	YET TO BE PREPARED
3	Storm water drainage	53.00 Lacs	YET TO BE PREPARED
4	Electricity supply system	122.00 Lacs	YET TO BE PREPARED
5	Sewage treatment & Garbage disposal	50.00 Lacs	YET TO BE PREPARED
6	Street lighting	50.00 Lacs	YET TO BE PREPARED
7	Security and fire fighting	NIL	NOT APPLICABLE
8	Play grounds and parks	77.00 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)	70.00 Lacs	YET TO BE PREPARED
16	Boundary Wall	115.00 Lacs	YET TO BE PREPARED
17	Earth Filling	75.00 Lacs	YET TO BE PREPARED
18	UGT	45.00 Lacs	YET TO BE PREPARED
	TOTAL	1000.00 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. **05-05-2026**

6. Date of approval of Building Plans/ Standard Designs **N.A**

7. New projects:

- i. Likely date of starting the construction work/Development work **01-07-2026**
- ii. Likely date of completing the project **11-06-2029**
- iii. Sizes of the plots to be offered in the project
- iv.

Plot size	Number of plots in the project
121.93 Sq Mtr.	31

(Add/delete as per actual)

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)

(c) Apartments:

[illegible]

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

Particulars	Expenditure incurred till the date of application			
		Jan-Mar 2029	Apr-June 2029	Grand Total
Apartments/ Villas	NIL	NIL	NIL	NIL
		NIL	NIL	NIL
Shops/ Booths	NIL	NIL	NIL	NIL
Plots	NIL	NIL	NIL	NIL

(d) Infrastructure:

[illegible]

Particulars	Expenditure incurred till the date of application			
		Jan-Mar 2029	Apr-June 2029	Grand Total
Roads & Pavements	NIL	36.625	36.625	293.00 Lacs
Water supply system	NIL	6.25	6.25	50.00 Lacs
Sewerage treatment & garbage disposal	NIL	6.25	6.25	50.00 Lacs
Electricity supply system	NIL	15.25	15.25	122.00 Lacs
Storm water drainage	NIL	6.625	6.625	53.00 Lacs
Parks and playgrounds	NIL	9.625	9.625	77.00 Lacs
Club house/ community centres	NIL	NIL	NIL	NIL
Shopping area	NIL	NIL	NIL	NIL
Street Lighting	NIL	6.25	6.25	50.00 Lacs
EARTH FILLING	NIL	9.375	9.375	70.00 Lacs
Boundary Wall	NIL	14.375	14.375	115.00 Lacs
Maintenance	NIL	8.75	8.75	79.95 Lacs
UGT		5.625	5.625	45.00 Lacs
TOTAL				1000.00 Lacs

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

Signature of the applicant/
authorized representative
Stamp
Date

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. Attached in folder D
3. Bank account to which the deposits received from apartment buyers will be credited

☐ Bank and Branch address	HDFC Bank, Sarita Vihar, New Delhi
☐ Bank Account Number	50200098331441
☐ IFSC code	HDFC0000480
☐ MICR code	110240072
☐ Branch code	0480

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

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 |
| | ☐ Site Plan. | NOT APPLICABLE |
| | ☐ Floor Plan | NOT APPLICABLE |
| | ☐ Apartment Plans. | NOT APPLICABLE |
| | ☐ Elevation Section. | NOT APPLICABLE |
| | ☐ Detail of Permissible FAR. | NOT APPLICABLE |
| | ☐ 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

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

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

Signature
Seal
Date

FORM REP-I

Part-G

Projects launched by the promoter in last five years:

1. Name and location of the project **"Fortesia Timesquare" located at Village- Kasar, Sector-3B Bahadurgarh, Haryana**
2. Particulars of the project in brief:
 - ii. Total area of the project **1.0 Acres**
 - iii. Total number of apartments/units/SCO **0**
 - iv. Total number of plots **168 Nos.**
3. The number of SCO Plots booked/sold to the allottees:
 - (a) SCO's **0**
 - (b) Plots **136 Nos.**
4. (i) Details of the expenditure incurred upto date:

	Initially estimated cost	Revised cost	Expenditure incurred upto the date of application
Total cost of the project (Other than cost of land)	1187.37 Lacs	0	0
Cost of the apartments/SCO	NIL	0	0
Cost of the infrastructure	858.75 Lacs	0	0
Others costs/Land Cost	328.62 Lacs	0	0

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **1792.47 Lacs**
6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **238.48 Lacs**
7. Loan sanctioned by the banks/ other financial institutions against the project. **NO**
8. Amount drawn from the banks/ other financial institutions till the date of filing this application. **NO**
9. Whether any litigation is pending against the Project: Yes/No
(If yes-give annex details in folder G) **NO**
10. Initial date of completion of the project. **16.07.2029**
11. Likely date of completion of the project. **16.07.2029**

(Similar details may be given in respect of code of the projects launched by the applicant promoter in last 5 years)

Undertaking

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/
authorized representative
Stamp

Date

FORM REP-I

Part – H

NOT APPLICABLE

SPECIFICATION OF CONSTRUCTION		
Specification of apartments and other buildings including the following:		
1.	Flooring details of various parts of the house	
2.	Wall finishing details	
3.	Kitchen details	
4.	Bathrooms fittings	
5.	Wood works and	
6.	Doors and window frames (size and quantity)	
7.	Glass works	
8.	Electrical fittings	
9.	Conduiting and wiring details	
10.	Cupboard details	
11.	Water storage	
12.	Lift details	
13.	External glazings	
	13.1	Windows/ glazings
14.	Doors	
	14.1	Main door
	14.2	Internal doors
15.	Air conditioning	
16.	Electrical fittings	
17.	CNG pipe line	
18.	Provision of wi-fi and broad band facility	
19.	External finishing / Colour scheme	
20.	Internal finishing	

SPECIFICATION UNIT WISE			NOT APPLICABLE
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.	Toilet		
	5.1	Floor	
	5.2	Walls	
	5.3	Ceiling	
	5.4	Counters	

	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	

TRUE VILLAS DEVELOPERS PRIVATE LIMITED

PROJECT: FORTEASIA KINGSTREET
VILLAGE- KASAR, SECTOR-3B, TEHSIL-BAHADURGARH,
DISTRICT- JHAJJAR, HARYANA

PAYMENT PLAN	
DEVELOPMENT LINKED PAYMENT PLAN	
PLOT SIZE	_____ SQ.YARDS (_____ SQ. METERS)
AT THE TIME OF BOOKING	10% of BSP
UPON PAYMENT OF 10%	BBA will get issued within 45 days
UPON START OF EARTH FILLING	10% of BSP
UPON START OF SEWERAGE WORKS	10% of BSP
UPON START OF STORM WATER LINE	10% of BSP
UPON START OF LAYING OF WATER SUPPLY LINE	10% of BSP
UPON START OF INTERNAL ROAD WORKS	20% of BSP
UPON START OF ELECTRIFICATION WORKS	10% of BSP
UPON START OF LANDSCAPE WORKS	10% of BSP
ON RECEIVING OF COMPLETION CERTIFICATE OR OFFER OF POSSESSION	10% of BSP
ADDITIONAL COST	
I.F.M.S	Rs. 100/- per sq yd.
Monthly Maintenance Charges	Rs. 3/- per sq yd.
NOTE:-	
*THE ABOVE PAYMENT PLAN ARE INCLUSIVE OF EDC & IDC. ANY ENHANCEMENT IN EDC/IDC, ANY GOVT. TAXES/CHARGES/LEVIES (IF ANY) THEREOF BY THE CONCERNED AUTHORITY, THE SAME SHALL BE CHARGED EXTRA ON PRO-RATA BASIC	
* ALL PAYMENTS MUST BE MADE BY CHEQUE/D.D ONLY IN FAVOUR OF "M/s TRUE VILLAS DEVELOPERS PVT. LTD."	

Affidavit



Indian-Non Judicial Stamp Haryana Government



Date : 09/07/2026

Certificate No. E0I2026G700



Stamp Duty Paid : ₹ 101

GRN No. 155458827



(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : True villas Developers Pvt Ltd

H.No/Floor : J221

Sector/Ward : X

Landmark : X

City/Village : Sarita vihar

District : New delhi

State : Delhi

Phone : 75*****77



Purpose : AFFIDAVIT to be submitted at Haryana real estate regulatory authority

The authenticity of this document can be verified by scanning this QRCode Through smart phone or on the website <https://egrashry.nic.in>



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 True Villas Developers Private Limited, promoter of the proposed project through Mr. Manoj Goyal duly authorized vide authorization dated 01.06.2026;

The Promoter, M/s True Villas Developers Private Limited having its registered office at J-221, Sarita Vihar, New Delhi-110076, is developing an Affordable Plotted Colony Project called "FORTEASIA KINGSTREET" situated at Village- Kasar, Sector-3B, Bahadurgarh, Jhajjar, Haryana under

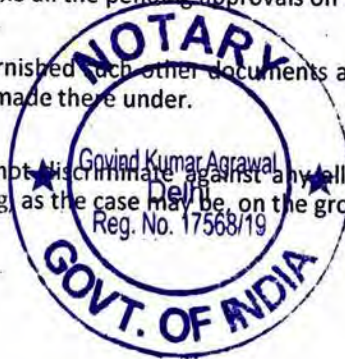
License No. 82 of 2026 dated 05.05.2026.

I, Manoj Goyal S/o Sh. M.C. Goyal 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 documents and maps of the title deed are enclosed herewith.

Director/Authorised Signatory

2. That the said land free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 11.06.2029.
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 utilised 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.



For TRUE VILLAS DEVELOPERS PVT. LTD.

Deponent
Director/Authorised Signatory

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 Delhi on this 9th July day of 2026.

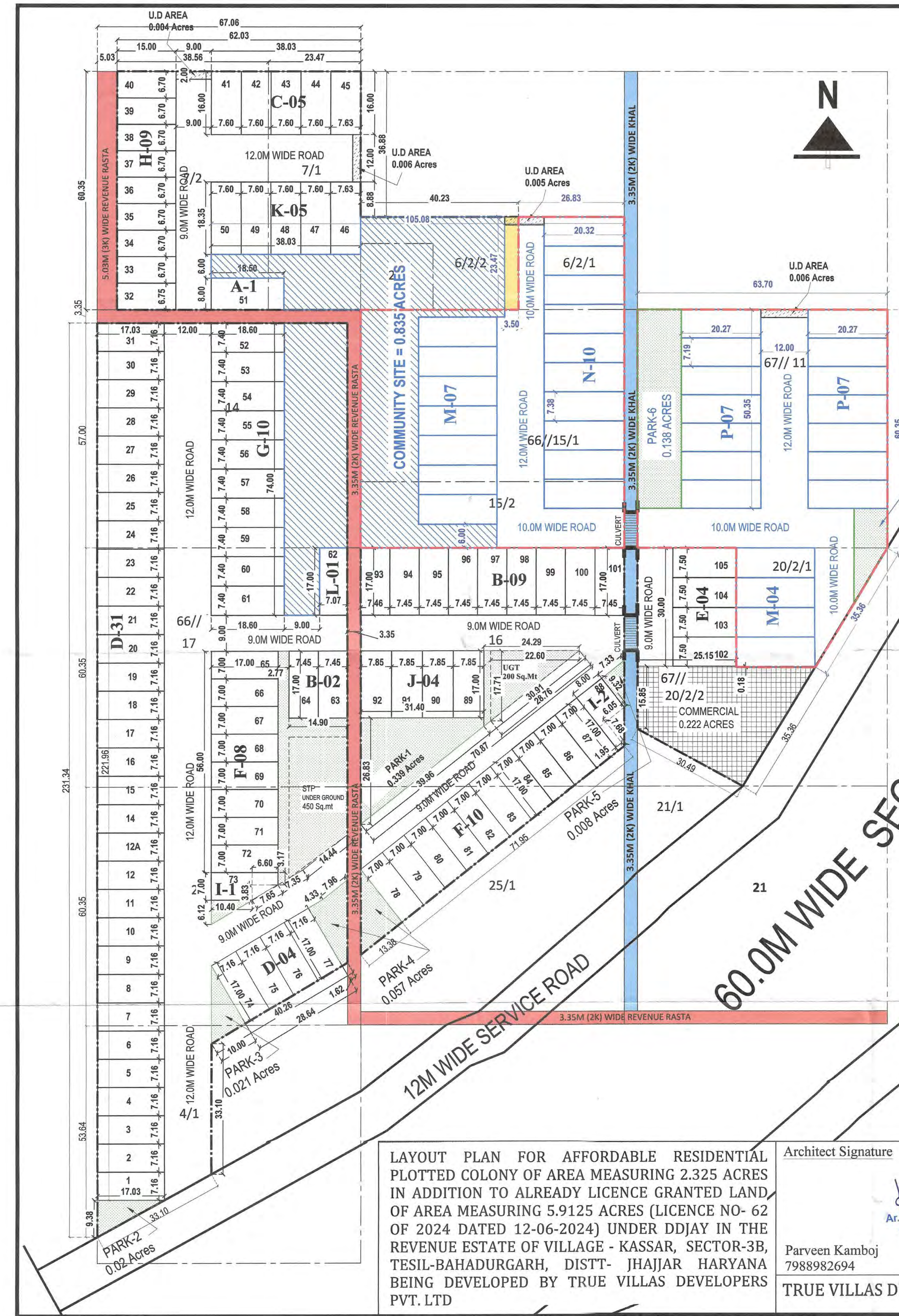
For TRUE VILLAS DEVELOPERS PVT. LTD.

Deponent
Director/Authorised Signatory

ATTESTED

**NOTARY PUBLIC
DELHI (INDIA)**

09 JUL 2026



AREA STATEMENT									
		Already Approved	=	New Additional	=	Total Land			
TOTAL AREA OF THE SCHEME	=	5.91250 Acres	=	2.3250 Acres	=	8.23750 Acres..(A)			
AREA UNDER U.D	=	0.010 Acres	=	0.011 Acres	=	0.021 Acres			
NET PLANNED AREA	=	5.90250 Acres	=	2.3140 Acres	=	8.2165 Acres			
AREA UNDER COMMERCIAL 4% PERMISSIBLE	=	0.222 Acres	=	-	=	0.222 Acres	2.702	%	
AREA UNDER PLOTS @ 61 % PERMISSIBLE	=	3.186 Acres	=	1.282 Acres	=	4.468 Acres	54.378	%	
TOTAL SALEBLE AREA @ max. 65% PERMISSIBLE	=	3.408 Acres	=	1.282 Acres	=	4.690 Acres	57.080	%	
TOTAL GREEN AREA @ min. 7.50% PERMISSIBLE	=	0.445 Acres	=	0.174 Acres	=	0.619 Acres	7.514	%	
AREA UNDER COMMUNITY SITE @ min. 10.0 % PERMISSIBLE	=	0.592 Acres	=	0.240 Acres	=	0.832 Acres	10.100	%	

New Proposed Green Area				
Park-6	= 0.138	X	1	= 0.138 Acres
Park-7	= 0.036	X	1	= 0.036 Acres
Total Green Area = 0.174 Acres				

Density Calculation				
Density as per Already Approved Service Plan Estimate of area measuring 5.9125 Acres (Licence No-62 of 2024 Dated 12-06-2024) by DTCP vide memo no-LC-5326-JE(MK)-2025/3684 Dated 28-01-025.				
Total density	=	105	X	18 = 1890.00 @ Persons per Plot
Density Calculation for New proposed 2.325 Acres				
Total density	=	35	X	18 = 630.00 @ Persons per Plot
Total density = 2520.00 Persons				
Total	=	2520.00	X	8.21650 = 306.700 PPA
Against 240 to 400 PPA Permissible				

PLOTS AREA DETAIL									
Already Approved Plots & Area Detail						=	105	=	12895.778 Sq.mt
								Or =	3.186 Acres
New Proposed Plots									
Cat	=	SIZE					No		Area
M	=	7.50	x	20.00	=	150.00	x	11	= 1650.00 Sq.Mt
N	=	7.38	x	20.32	=	149.962	x	10	= 1499.616 Sq.Mt
P	=	7.19	x	20.270	=	145.741	x	14	= 2040.378 Sq.Mt
Total Area						=	35	=	5189.99 Sq.mt
								OR =	1.282 Acres
Total						=	140	=	4.468 Acres

- ALREADY LICENCE GRANTED LAND OF AREA MEASURING 5.9125 ACRES (LICENCE NO- 62 OF 2024 DATED 12-06-2024)
- NEW PROPOSED LAND 2.325 ACRES
- REVISED AREA = 3.50 X 23.47 = 82.145 Sq.Mt
- NEW PROPOSED PLOTS
- PARK AREA

To be read with Licence no. 82 of 2026 dated 05/05/2026

This layout plan for an additional area measuring 2.325 acres in the already licence granted area measuring 5.91250 acres (Licence No. 62 of 2024 dated 12.06.2024), thereby making total site area 8.23750 acres (Drawing No. DTCP-12150 Dated: 05-05-26) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed True Villas Developers Pvt. Ltd. in Sector-3B, Bahadurgarh is hereby approved subject to the following conditions:-

- That this Layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
- That the demarcation plans as per site of all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
- That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
- That the Revenue Rasta falling in the colony shall be kept free for circulation/ movement as shown in the layout plan.
- That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
- That no property/ plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
- All green belts provided in the layout plan within the licensed areas of the colony shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
- At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licensed area.
- No plot will derive an access from less than 9.0 metres wide road would mean a minimum clear width of 9.0 metres between the plots.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of Section 3 (3) (a) (iii) of the Act No. 8 of 1975.
- That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSPV is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- That the colonizer/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-S Power dated 14.03.2016.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(RAM AVTAR BASSI) (RAM MEHRA) (SANTAY SAINI) (HITESH SHARMA) (BHUVNESH KUMAR) (AMIT KHATRI IAS) (J.D. HQ) (ATP HQ) (DTP HQ) (STP (M) HQ) (CTP (HR)) (DTCP (HR))

LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY OF AREA MEASURING 2.325 ACRES IN ADDITION TO ALREADY LICENCE GRANTED LAND OF AREA MEASURING 5.9125 ACRES (LICENCE NO- 62 OF 2024 DATED 12-06-2024) UNDER DDJAY IN THE REVENUE ESTATE OF VILLAGE - KASSAR, SECTOR-3B, TESIL-BAHADURGARH, DISTT- JHAJJAR HARYANA BEING DEVELOPED BY TRUE VILLAS DEVELOPERS PVT. LTD

Architect Signature

Ar. Parveen Kumar
CA/2015/7115

Parveen Kamboj
7988982694

Authorized Signatory

True Villas Developers Pvt. Ltd.
Auth. Signatory

TRUE VILLAS DEVELOPERS PVT. LTD

SCALE = 1: 500

DATE = April 2026

Sr.No	Area of Plot (In Square Metres)	Minimum Front Setback (In Metres)	Minimum Rear Setback (In Metres)
1.	Upto 75 Square Metres	1.0 M	1.50 M
2.	Above 75 upto 150 Square Metres	1.50 M	2.00 M

DEMARICATION CUM ZONING PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY OF AREA MEASURING 2.325 ACRES (LICENCE NO- 82 OF 2026 DATED-05-05-2026) IN ADDITION TO ALREADY LICENCE GRANTED LAND OF AREA MEASURING 5.9125 ACRES (LICENCE NO- 62 OF 2024 DATED 12-06-2024) UNDER DDJAY IN SECTOR-3B, BAHADURGARH, JHAJJAR HARYANA BEING DEVELOPED BY TRUE VILLAS DEVELOPERS PVT. LTD

FOR PURPOSE OF CODE 1.2 (xcvi) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME.

1. USE ZONE

The land shown in this zoning plan shall be utilized in accordance with the marking explained in the table below and no other manner whatsoever:

Notation	Permissible use of land on the portion of the plot marked in column 1	Type of building permissible on land marked in column 1.
1.	2.	3.
	Road	Road furniture at approved places.
	Public open space	To be used only for landscape features.
	Residential Buildable Zone	Residential building.
	Commercial	As per supplementary zoning plan to be approved separately for each site.
	Community Site	To be used for community facilities buildings.

2. MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILT PARKING

- (a) The building or buildings shall be constructed only with in the portion of the site marked as buildable zone as explained above, and nowhere else.
- (b) The Planning parameter to be adopted is as below:-

Plot Area	Maximum Permissible Ground Coverage	Permissible Basement	Maximum Permissible Floor Area Ratio (FAR)	Maximum permissible Height(G+3 Floor) (Including stilt (S+4 Floor)) (in metres)
Upto 150 square metres	75%	Single Level	200%	16.5

- (c) The stilts are permitted parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed 16.5 metres.as per the terms and conditions of policy circulated vide memo no. misc- 2339-VOL-III- ULB/7/5/2006-2TCP dated 20-10-2022.

3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

Not more than four dwelling units shall be allowed on each plot.as per the terms and conditions of policy circulated vide memo no. misc-149/2019/7/03/2019/2TCP dated 07.03.2019

4. BAR ON SUB-DIVISION OF PLOT

Sub-division & clubbing of the plots shall not be permitted any circumstances.

5. BUILDING SETBACK

Building other than boundary wall and gates shall be constructed only within the portion of the site marked as residential buildable zone in clause number 1 above.The cantilever projections as allowed in Haryana Building Code, 2017 shall not project beyond the portion marked as residential buildable zone in rear side.

6. HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY

The maximum height and number of storey shall be allowed on the plot as per provisions of Haryana Building Code, 2017.

7. STILT PARKING

Stilt parking is allowed in all sizes plots. The clear height of the stilt shall be 2.40 metres from the plinth level and below the bottom of the beam. The use of stilt parking shall be Code No. 7.11 of the Haryana Building Code, 2017.

8. PARKING

- (a) Parking shall be provided as per the provisions of Haryana Building Code - 2017, as amended from time to time .
- (b) In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.

9. PLINTH LEVEL

The plinth height of building shall be as per Code No. 7.3 of the Haryana Building Code, 2017.

10. BASEMENT

Single level basements within the building zone of the site shall be provided as per Code 6.3(3)(i)(a) and shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.

11. RESTRICTION OF ACCESS FROM 45 MTS. WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES

In the case of plots which abut on the 45 meters or more wide sector roads and plots which abut on public open spaces, no direct access whatsoever secondary or main shall be allowed into the plots from such roads and open spaces.

12. BOUNDARY WALL

The boundary wall shall be constructed as per Code 7.5.

- (a) The boundary walls in front courtyard which abut on a road or an open space shall be constructed according to standard design as approved by the DTCP. The boundary wall in the rear courtyard shall not be more than 1.80 meters in height.
- (b) In case of corner plots, boundary walls shall be rounded off at such corner by a radius as given below:-
- 0.5 meters Radius for plots opening on to open space.
 - 1.0 meters Radius for plots upto 125 sq. meters.
 - 1.50 meters Radius for plots above 125 sq. meters to 150 sq. meters.
- (a) The owner/applicant if desires, is permitted to not construct boundary wall in front of plot, so that the said area can be utilized for parking.

13. GATE AND GATE POST

- a) Gate and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.
- b) An additional wicket gate of standard design not exceeding 1.15 meter width may be allowed in the front and side boundary wall provided further that no gate shall be allowed in the rear boundary wall or towards the sector road and public open space.

14. DISPLAY OF POSTAL NUMBER OF THE PLOT

The premises number and postal address shall be written at the space shown for this purpose on the standard design of the gate as per approved design.

15. GARBAGE COLLECTION POINT

Every plot holder shall make adequate provision for garbage collection in his own plot and make suitable arrangement for disposal at the towable collection point to be provided by the colonizer.

16. ACCESS

No plot or public building will derive an access from less than 9.00 meters wide road.

17. GENERAL

- That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
- That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
- Fire safety protection measures shall be regulated by Haryana fire service Act,2009,as amended from time to time.
- Rain water harvesting shall be provided as per HBC-2017(if applicable)

NOTES:-
Read this drawing in conjunction with the demarcation plan verified by D.T.P JHAJJAR vide Endst No. JR/DTP-P/2026/3929 dated 13/05/2026

DRG. NO. DTCP 12254 DATED 04-06-2026

(RAM AVTAR BASSI)
JD (HQ)

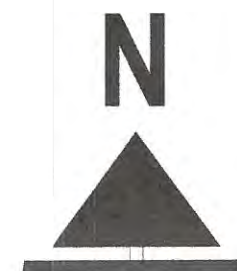
(JAHANVI)
ATP(HQ)

(SANJAY SAINI)
DTP (HQ)

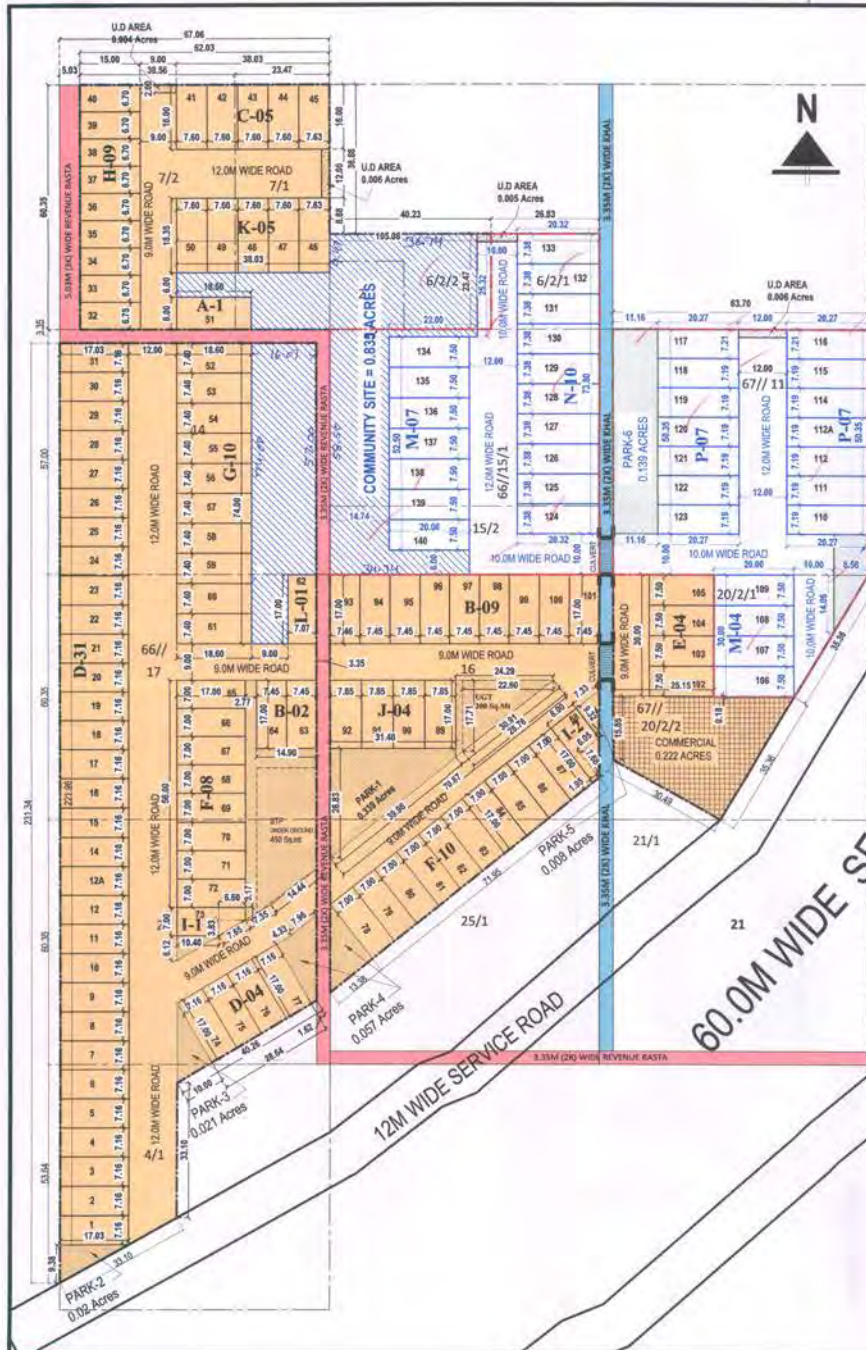
(HITESH SHARMA)
STP (HQ)

(BHUVNESH KUMAR)
CTP (HR)

(AMIT KHATRI, IAS)
DTCP (HR)



ZONING PLAN



Handwritten notes and signatures: *Handwritten notes and signatures.*

ALREADY LICENCE GRANTED LAND OF AREA MEASURING 5.9125 ACRES (LICENCE NO-62 OF 2024 DATED 12-06-2024)
 NEW PROPOSED LAND 2.325 ACRES
 NEW PROPOSED PLOTS
 PARK AREA
 U.D. AREA
 = 2.00 X 10.00 = 20.00
 = 2.00 X 12.00 = 24.00
 TOTAL = 44.00 Sq.mt OR 0.011 Acres

AREA STATEMENT

	Already Approved	= New Additional	= Total Land
TOTAL AREA OF THE SCHEME	= 5.91250 Acres	= 2.3250 Acres	= 8.23750 Acres (A)
AREA UNDER U.D	= 0.010 Acres	= 0.011 Acres	= 0.021 Acres
NET PLANNED AREA	= 5.90250 Acres	= 2.3140 Acres	= 8.2165 Acres
AREA UNDER COMMERCIAL 4% PERMISSIBLE	= 0.222 Acres	= -	= 0.222 Acres 2.702 %
AREA UNDER PLOTS @ 61 % PERMISSIBLE	= 3.186 Acres	= 1.282 Acres	= 4.468 Acres 54.378 %
TOTAL SALEABLE AREA @ max. 65% PERMISSIBLE	= 3.408 Acres	= 1.282 Acres	= 4.690 Acres 57.080 %
TOTAL GREEN AREA @ min. 7.50% PERMISSIBLE	= 0.445 Acres	= 0.175 Acres	= 0.620 Acres 7.527 %
AREA UNDER COMMUNITY SITE @ min. 10.0 % PERMISSIBLE	= 0.592 Acres	= 0.240 Acres	= 0.832 Acres 10.100 %

PLOTS AREA DETAIL

S.no	Plot No	Cat	Size	Area Sq.Mt	No's	Total Area
1	106	to 109	M 7.500 x 20.000	= 150.00	4	600.000 Sq.mt
2	110	to 115	P 7.190 x 20.270	= 145.74	6	874.448 Sq.mt
3	116	to 117	P 7.210 x 20.270	= 146.15	2	292.293 Sq.mt
4	118	to 123	P 7.190 x 20.270	= 145.74	6	874.448 Sq.mt
5	124	to 133	N 7.380 x 20.320	= 149.96	10	1499.616 Sq.mt
6	134	to 140	M 7.500 x 20.000	= 150.00	7	1050.000 Sq.mt
Total					35	5190.805 Sq.mt
						OR 1.282 Acres

Density Calculation

Density as per Already Approved Service Plan Estimate of area measuring 5.9125 Acres (Licence No-62 of 2024 Dated 12-06-2024) by DTCP vide memo no-LC-5326-JE(MK)-2025/3684 Dated 28-01-025.

Total density = 105 X 18 = 1890.00 @ Persons per Plot

Density Calculation for New proposed 2.325 Acres

Total density = 35 X 18 = 630.00 @ Persons per Plot

Total density = 2520.00 Persons

Total = 2520.00 X 8.21650 = 306.700 PPA

Against 240 to 400 PPA Permissible

PLOTS AREA DETAIL

Already Approved Plots & Area Detail	= 105	= 12895.778 Sq.mt
		Or = 3.186 Acres

AREA UNDER COMMUNITY SITE			
a = 9.000 x 17.000	X 1	= 153.000	Sq.mt
b = 16.070 x 57.000	X 1	= 915.990	Sq.mt
c = 18.500 x 6.000	X 1	= 111.000	Sq.mt
d = 19.530 x 14.000	X 1	= 273.420	Sq.mt
e = 36.740 x 25.320	X 1	= 930.257	Sq.mt
f = 14.740 x 58.500	X 1	= 862.290	Sq.mt
g = 20.000 x 6.000	X 1	= 120.000	Sq.mt
TOTAL			= 3365.957 Sq.mt
			OR = 0.832 Acres

AREA UNDER GREEN PARKS PROVIDED			
PARK-6			
A = 11.100 x 50.350	X 1.000	= 560.90	Sq.mt
			OR = 0.139 Acres
PARK-7			
B = 8.560 x 14.060	X 0.500	= 60.18	Sq.mt
C = 8.560 x 10.000	X 1.000	= 85.60	Sq.mt
TOTAL			= 145.78 Sq.mt
			OR = 0.036 Acres
TOTAL AREA UNDER PARK			= 0.175 Acres

PARK AREA KEY PLAN

DEMARCATION PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY OF AREA MEASURING 2.325 ACRES (LICENCE NO- 82 OF 2026 DATED-05-05-2026) IN ADDITION TO ALREADY LICENCE GRANTED LAND OF AREA MEASURING 5.9125 ACRES (LICENCE NO- 62 OF 2024 DATED 12-06-2024) UNDER DJAY IN THE REVENUE ESTATE OF VILLAGE - KASSAR, SECTOR-3B, TESIL-BAHADURGARH, DISTT- JHAJJAR HARYANA BEING DEVELOPED BY TRUE VILLAS DEVELOPERS PVT. LTD

Architect Signature

Handwritten signature of Ar. Parveen Kumar
Ar. Parveen Kumar
CA/2015/72115

Parveen Kamboj
 7988982694

Authorized Signatory

Handwritten signature of Ar. Parveen Kumar
Ar. Parveen Kumar
CA/2015/72115

TRUE VILLAS DEVELOPERS PVT. LTD

SCALE = 1:500
 DATE = MAY 2026