# HARYANA REAL ESTATE REGULATORY AUTHORITY

# PANCHKULA

**Certificate of supplementary registration**

**to**

**Registration Certificate No HRERA-PKL-ROH-795-2025 dated 28.11.2025 valid upto 23.09.2030**

**Project:** **"Forteasia Industrial Township" having total area 116.325 acres of an Industrial plotted colony situated in revenue estate of Village Anwal, Tehsil Kalanaur, Rohtak.**

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

The application for registration of additional area measuring 37.90 acres was placed before the Authority in its meeting held on 30.09.2026 vide Item No. 333.03 (iii) wherein the Authority decided to grant supplementary registration for the additional area measuring 37.90 acres (making the total area to 116.325 acres). Revised proforma A to H, Form REP II, revised layout plan, revised zoning plan and payment 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. HRERA-PKL-ROH-795-2025 dated 28.11.2025. 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 by Authority, 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 a copy of revised service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.

# HARYANA REAL ESTATE REGULATORY AUTHORITY
# PANCHKULA

IV. 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.

V. 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.

VI. 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.

VII. Promoter shall submit a copy of Jamabandi showing the entry of license in the revenue record within a period of 30 days from the date of issuance of this registration certificate.

This Supplementary Registration shall be part and parcel of the Registration No. HRERA-PKL-ROH-795-2025 dated 28.11.2025 issued by the Authority for area measuring 78.425 acres. Rest of the terms and conditions of the said certificate shall remain unchanged.

Dr. Geeta Rathee Singh
Member

Nadim Akhtar
Member

# Haryana Government Gazette

## EXTRAORDINARY

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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, ....." 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.

For FORTEASIA REALTY PVT. LTD.

Director/Authorised Signatory

Forwarding letter and Index

From

**Forteasia Realty 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 INDUSTRIAL TOWNSHIP-II"**, located at **Village- Anwal , Tehsil- Kalanaur & District- Rohtak, 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)

**Forteasia Realty Private Limited**
**J-221, Sarita Vihar, New Delhi-110076**

| | |
|---|---|
| Phone (Landline) | **011-41078899** |
| Phone (Mobile) | **9311947735** |
| Email Id | **truevillas@gmail.com** |
| Website | ..... |
| PAN No. (Annex a copy in folder A) | **AAQCS3837A** |
| CIN No. (Annex a copy in folder A | **U70200DL2011PTC224926** |

2. Managing Director:



| | |
|---|---|
| Name | **SANDEEP MANGLA** |
| Residential Address | **H.NO. 210, SECTOR-46, FARIDABAD (HARYANA)** |
| Phone (Landline) | ..... |
| Phone (Mobile) | **9311947735** |
| Email Id | **Sandeep.mangla@forteasia.in** |
| PAN No. (Annex a copy in folder A) | **AAXPM6338C** |
| Aadhar No. (Annex a copy in folder A) | **9184 0278 1738** |

3. Authorised representative for correspondence with the Authority:



| | |
|---|---|
| Name | **HARBHAJAN SINGH** |
| Residential Address | **VILLAGE- JHITKARI, SUB DISTRICT-SARDHANA, DISTRICT- MEERUT, UTTAR PRADESH** |
| Phone (Landline) | ..... |
| Phone (Mobile) | **9821396233** |
| Email Id | **Harbhajan.singh@forteasia.in** |
| PAN No. | **FAYPS1939F** |

For FORTEASIA REALTY PVT. LTD.

Authorised Signatory(ies)

(Annex a copy in folder A)

Aadhar No. **6918 1979 2077**

(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) **9818799399**

Email Id .....

PAN No. **ACTPG0301M**

(Annex a copy in folder A)

Aadhar No. **7337 2821 7103**

(Annex a copy in folder A)

6. Director 3:



Name **HARBHAJAN SINGH**

Residential Address **VILLAGE- JHITKARI, SUBDISTRICT-SARDHANA DISTRICT- MEERUT, UTTAR PRADESH**

Phone (Landline) .....

Phone (Mobile) **9821396233**

Email Id .....

PAN No. **FAYPS1939F**

(Annex a copy in folder A)

Aadhar No. **6918 1979 2077**

(Annex a copy in folder A)

For FORTEASIA INFRASTRUCTURE PVT. LTD.

Director / Authorised Signatory(ies)

Signature of the applicant / authorised representative

Stamp .....

Date: 08.09.2026

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: 08.09.2026

FORM REP-I

Part-A

Location and address of the project: **"FORTEASIA INDUSTRIAL TOWNSHIP"**

1. Name of the project **FORTEASIA REALTY PVT. LTD.**

2. Address of the site of the project (Annex proof in folder A) **Village- Anwal, Tehsil- Kalanaur**

**District-Rohtak, 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.

For FORTEASIA REALTY PVT. LTD.

Director

Signature of the applicant/ authorised representative

Stamp.....

Date: 08.09.2016

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. **017064**, date **07.09.2026** drawn on **HDFC Bank** amount **Rs. 7,67,000 /-**

For PORTEASIA REALTY PVT. LTD.

Director/Auth. Signatory(ies)

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 | **116.325 (Acres)** |
| 2. | Permissible FAR | 1.5 |
| 3. | FAR proposed to be utilized in the project | 1.5 |
| 4. | Total licensed area,<br>if the land area of the present project is a part thereof. | **116.3258 Acres** |
| 5. | License number granted by the Town<br>& Country Planning Department for the project.<br>(Annex copy in folder B) | 84 OF 2025<br>DATED 28.05.2025<br>AND 185 of 2025<br>DATED 24.09.2025<br>86 OF 2026 DATED<br>07.05.2026 AND 164 OF<br>2026 DATED<br>14.08.2026 |
| 6. | Is the applicant owner-licensee of the land<br>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.

For FORTEASIA REALTECH PVT. LTD.

Signature of the applicant/authorized representative

Stamp .....

Date 08.09.2026

FORM REP-I

Part-C

Project details:

1. Estimated cost of the project: **28867.64 Lakhs**
(Annex a copy of the project report Folder C)

| | | |
|---|---|---|
| (i) | Cost of the land (if included in the estimated cost) | 5957.64 Lakhs |
| (ii) | Estimated cost of construction of apartments/villas | 0.00 Lakhs |
| (iii) | Estimated cost of infrastructure and other structures | 21310.00 Lakhs |
| (iv) | Other Costs including EDC, Taxes, Levies etc. | 1600.00 Lakhs |

2. The total land of the project measuring 116.325 Acres will be utilized in the following manner:

| Sr. No. | Land area under usage | Area of land (acres) |
|---|---|---|
| 1 | Plots to be sold | **72.6765 Acres** |
| 2 | Construction of apartments | **NIL** |
| 3 | Roads and Open Area | **30.6065 Acres** |
| 4 | Pavements | **NIL** |
| 5 | Parks and playgrounds | **4.327 Acres** |
| 6 | Green belts | **0.021 Acres** |
| 7 | Vehicle parkings | **NIL** |
| 8 | Electricity sub-station | **0.662 Acres** |
| 9 | Club house | **NIL** |
| 10 | Sewage and solid waste treatment facility | **1.125 Acres** |
| 11 | Area to be left for transferring to the Government for community services | **5.817 Acres** |
| 12 | Area Under UD | **1.09 Acres** |
| | Total | **116.325 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 | **PWD** | **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 | **2950.00 Lacs** | **YET TO BE PREPARED** |
| 2 | Water supply system | **2500.00 Lacs** | **YET TO BE PREPARED** |
| 3 | Storm water drainage | **2500.00 Lacs** | **YET TO BE PREPARED** |
| 4 | Electricity supply system | **2300.00 Lacs** | **YET TO BE PREPARED** |
| 5 | Sewage treatment & Garbage disposal | **2400.00 Lacs** | **YET TO BE PREPARED** |
| 6 | Street lighting | **1600.00 Lacs** | **YET TO BE PREPARED** |
| 7 | Security and fire fighting | **NIL** | **NOT APPLICABLE** |
| 8 | Play grounds and parks | **NIL** | **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) | **1940.00 Lacs** | **YET TO BE PREPARED** |
| 16 | Boundary Wall | **2200.00 Lacs** | **YET TO BE PREPARED** |
| 17 | Earth Filling | **1620.00 Lacs** | **YET TO BE PREPARED** |
| 18 | Green Belts | **1300.00 Lacs** | **YET TO BE PREPARED** |
| | TOTAL | **21310.00 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. **14-08-2026**

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

7. New projects:

i. Likely date of starting the construction work/Development work **01-10-2026**

ii. Likely date of completing the project **23-09-2030**

iii. Sizes of the plots to be offered in the project

iv.

| Plot size | Number of plots in the project |
|---|---|
| **123.84 Sq Mtr.** | **17** |

For FORTEASIA REALTY PVT. LTD.

Director/Authorised Signatory(ies)

| | |
|---|---|
| 123.68 Sq Mtr. | 1 |
| 120.00 Sq Mtr. | 186 |
| 119.68 Sq Mtr. | 72 |
| 122.40 Sq Mtr. | 4 |
| 117.72 Sq Mtr. | 18 |
| 115.68 Sq Mtr. | 1 |
| 115.05 Sq Mtr. | 18 |
| 117.85 Sq Mtr. | 18 |
| 115.80 Sq Mtr. | 1 |
| 115.18 Sq Mtr. | 18 |
| 130.00 Sq Mtr. | 8 |
| 124.00 Sq Mtr. | 8 |
| 116.62 Sq Mtr. | 7 |
| 122.06 Sq Mtr. | 1 |
| 123.44 Sq Mtr. | 10 |
| 132.33 Sq Mtr. | 1 |
| 133.32 Sq Mtr. | 21 |
| 74.86 Sq Mtr. | 1 |
| 73.13 Sq Mtr. | 19 |
| 129.86 Sq. Mtr. | 1 |
| 128.96 Sq. Mtr. | 20 |
| 125.60 Sq. Mtr. | 24 |
| 124.80 Sq. Mtr. | 2 |
| 75.00 Sq. Mtr. | 34 |
| 72.78 Sq. Mtr. | 1 |
| 73.38 Sq. Mtr. | 17 |
| 3723.073 Sq. Mtr. | 4 |
| 3301.662 Sq. Mtr. | 1 |
| 3516.399 Sq. Mtr. | 1 |
| 3387.551 Sq. Mtr. | 3 |
| 352.225 Sq. Mtr. | 1 |
| 335.624 Sq. Mtr. | 13 |
| 300.262 Sq. Mtr. | 3 |
| 226.996 Sq. Mtr. | 1 |
| 335.624 Sq. Mtr. | 12 |
| 296.176 Sq. Mtr. | 1 |
| 296.789 Sq. Mtr. | 1 |
| 333.336 Sq. Mtr. | 3 |
| 333.090 Sq. Mtr. | 1 |
| 333.336 Sq. Mtr | 3 |
| 333.090 Sq. Mtr | 1 |
| 499.086 Sq. Mtr | 13 |
| 497.195 Sq. Mtr | 1 |
| 588.288 Sq. Mtr | 1 |

For FORTEA REALTY PVT. LTD.

Director/Auth. Signatory

| | |
|---|---|
| 588.870 Sq. Mtr | 2 |
| 1048.740 Sq. Mtr | 4 |
| 530.979 Sq. Mtr | 1 |
| 657.986 Sq. Mtr | 2 |
| 1009.425 Sq. Mtr | 2 |
| 814.583 Sq. Mtr | 1 |
| 851.122 Sq. Mtr | 1 |
| 1054.704 Sq. Mtr | 2 |
| 937.460 Sq. Mtr | 1 |
| 937.951 Sq. Mtr | 2 |
| 1102.189 Sq. Mtr | 1 |
| 1003.912 Sq. Mtr | 10 |
| 580.000 Sq. Mtr. | 6 |
| 653.370 Sq. Mtr. | 1 |
| 536.500 Sq. Mtr. | 9 |
| 16651.690 Sq. Mtr. | 1 |
| 13168.180 Sq. Mtr. | 1 |
| 401.100 Sq. Mtr. | 1 |
| 403.965 Sq. Mtr. | 8 |
| 282.762 Sq. Mtr. | 10 |
| 282.026 Sq. Mtr. | 1 |
| 284.917 Sq. Mtr. | 1 |
| 285.506 Sq. Mtr. | 11 |
| 282.808 Sq. Mtr. | 10 |
| 282.072 Sq. Mtr. | 1 |
| 332.600 Sq. Mtr. | 7 |
| 340.939 Sq. Mtr. | 26 |
| 340.967 Sq. Mtr. | 26 |
| 104.760 Sq. Mtr. | 1 |
| 103.984 Sq. Mtr. | 8 |
| 137.640 Sq. Mtr. | 1 |
| 133.920 Sq. Mtr. | 6 |
| 130.200 Sq. Mtr. | 8 |
| 133.920 Sq. Mtr. | 6 |
| 137.640 Sq. Mtr. | 2 |
| 133.920 Sq. Mtr. | 6 |
| 130.200 Sq. Mtr. | 4 |
| 143.263 Sq. Mtr. | 26 |
| 110.455 Sq. Mtr. | 12 |
| 109.979 Sq. Mtr. | 1 |
| 118.232 Sq. Mtr. | 1 |
| 111.090 Sq. Mtr. | 22 |
| 118.232 Sq. Mtr. | 1 |
| 109.979 Sq. Mtr. | 1 |
| 110.455 Sq. Mtr. | 24 |

For FORTEAS[illegible]ALTY PVT. LTD.

Director/Auth. Signatory(IES)

| | |
|---|---|
| 109.979 Sq. Mtr. | 1 |
| 110.455 Sq. Mtr. | 14 |
| 109.979 Sq. Mtr. | 1 |
| 110.455 Sq. Mtr. | 24 |
| 109.979 Sq. Mtr. | 1 |
| 118.232 Sq. Mtr. | 1 |
| 111.090 Sq. Mtr. | 22 |
| 118.232 Sq. Mtr. | 1 |
| 128.898 Sq. Mtr. | 1 |
| 129.456 Sq. Mtr. | 24 |
| 128.898 Sq. Mtr. | 1 |
| 108.500 Sq. Mtr. | 11 |
| 100.750 Sq. Mtr. | 9 |
| 116.250 Sq. Mtr. | 14 |
| 100.750 Sq. Mtr. | 9 |
| 108.500 Sq. Mtr. | 11 |
| 112.613 Sq. Mtr. | 1 |
| 113.100 Sq. Mtr. | 12 |
| 113.750 Sq. Mtr. | 4 |
| 109.688 Sq. Mtr. | 16 |
| 125.125 Sq. Mtr. | 5 |
| 121.875 Sq. Mtr. | 2 |
| 125.125 Sq. Mtr. | 5 |
| 109.688 Sq. Mtr. | 16 |
| 113.750 Sq. Mtr. | 4 |
| 113.100 Sq. Mtr. | 12 |
| 112.613 Sq. Mtr. | 1 |
| 117.848 Sq. Mtr. | 7 |
| 100.563 Sq. Mtr. | 1 |
| 97.421 Sq. Mtr. | 2 |
| 102.135 Sq. Mtr. | 18 |
| 120.990 Sq. Mtr. | 6 |
| 109.872 Sq. Mtr. | 26 |
| 117.720 Sq. Mtr. | 7 |
| 120.160 Sq. Mtr. | 1 |
| 120.640 Sq. Mtr. | 11 |
| 121.280 Sq. Mtr. | 23 |
| 122.560 Sq. Mtr. | 2 |
| 121.280 Sq. Mtr. | 23 |
| 120.640 Sq. Mtr. | 11 |
| 120.160 Sq. Mtr. | 1 |
| 122.400 Sq. Mtr. | 1 |
| 122.880 Sq. Mtr. | 10 |
| 121.280 Sq. Mtr. | 23 |
| 122.560 Sq. Mtr. | 2 |



| | |
|---|---|
| **121.280 Sq. Mtr.** | **23** |
| **122.880 Sq. Mtr.** | **10** |
| **122.400 Sq. Mtr.** | **1** |
| **120.160 Sq. Mtr.** | **1** |
| **120.640 Sq. Mtr.** | **11** |
| **121.280 Sq. Mtr.** | **23** |
| **122.560 Sq. Mtr.** | **2** |
| **121.280 Sq. Mtr.** | **23** |
| **120.640 Sq. Mtr.** | **11** |
| **120.160 Sq. Mtr.** | **1** |
| **122.400 Sq. Mtr.** | **1** |
| **122.880 Sq. Mtr.** | **20** |
| **122.400 Sq. Mtr.** | **1** |
| **122.560 Sq. Mtr.** | **1** |
| **121.280 Sq. Mtr.** | **23** |
| **120.640 Sq. Mtr.** | **11** |
| **120.160 Sq. Mtr.** | **1** |
| TOTAL | **1425** |

(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 | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | July-Sept 2026 | Oct-Dec 2026 | Jan-Mar 2027 | Apr-June 2027 | July-Sept 2027 | Oct-Dec 2027 | Jan-Mar 2028 | Apr-June 2028 | July-Sept 2028 | Oct-Dec 2028 | Grand Total |
| Apartments/ Villas | **NIL** | **NIL** | **NIL** | **NIL** | **NIL** **NIL** | **NIL** **NIL** | **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** |

For FORTEASIA REALTY PVT. LTD.
Director/Authorised Signatory(IES)

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

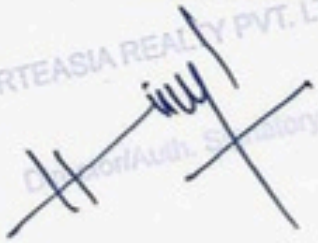
| Particulars | Expenditure incurred till the date of application | Jan-Mar 2029 | Apr-June 2029 | July-Sept 2029 | Oct-Dec 2029 | Jan-Mar 2030 | Apr-June 2030 | July-Sept 2030 | Grand Total |
|---|---|---|---|---|---|---|---|---|---|
| Apartments/ Villas | **NIL** | **NIL** | **NIL** | **NIL** | **NIL** | **NIL** | **NIL** | **NIL** | **NIL** |
| | | **NIL** | **NIL** | **NIL** | **NIL** | **NIL** | **NIL** | **NIL** | **NIL** |
| Shops/ Booths | **NIL** | **NIL** | **NIL** | **NIL** | **NIL** | **NIL** | **NIL** | **NIL** | **NIL** |
| Plots | **NIL** | **NIL** | **NIL** | **NIL** | **NIL** | **NIL** | **NIL** | **NIL** | **NIL** |

For T C[illegible]LTY PVT. LTD.

Director/Authorised Signatory(TES)

(d) Infrastructure:

| Particulars | Expenditure incurred till the date of application | Expenditure to be made in each quarter | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | Oct-Dec 2026 | Jan-Mar 2027 | Apr-June 2027 | July-Sept 2027 | Oct-Dec 2027 | Jan-Mar 2028 | Apr-June 2028 | July-Sept 2028 | Oct-Dec 2028 |
| Roads & Pavements | NIL | 184.375 | 184.375 | 184.375 | 184.375 | 184.375 | 184.375 | 184.375 | 184.375 | 184.375 |
| Water supply system | NIL | 156.25 | 156.25 | 156.25 | 156.25 | 156.25 | 156.25 | 156.25 | 156.25 | 156.25 |
| Sewerage treatment & garbage disposal | NIL | 150.00 | 150.00 | 150.00 | 150.00 | 150.00 | 150.00 | 150.00 | 150.00 | 150.00 |
| Electricity supply system | NIL | 143.75 | 143.75 | 143.75 | 143.75 | 143.75 | 143.75 | 143.75 | 143.75 | 143.75 |
| Storm water drainage | NIL | 156.25 | 156.25 | 156.25 | 156.25 | 156.25 | 156.25 | 156.25 | 156.25 | 156.25 |
| Parks and playgrounds | NIL | NIL | NIL | NIL | NIL | NIL | NIL | NIL | NIL | NIL |
| Club house/ community centres | NIL | NIL | NIL | NIL | NIL | NIL | NIL | NIL | NIL | NIL |
| Shopping area | NIL | NIL | NIL | NIL | NIL | NIL | NIL | NIL | NIL | NIL |
| Street Lighting | NIL | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 |
| EARTH FILLING | NIL | 101.25 | 101.25 | 101.25 | 101.25 | 101.25 | 101.25 | 101.25 | 101.25 | 101.25 |
| Boundary Wall | NIL | 137.50 | 137.50 | 137.50 | 137.50 | 137.50 | 137.50 | 137.50 | 137.50 | 137.50 |
| Maintenance | NIL | 121.25 | 121.25 | 121.25 | 121.25 | 121.25 | 121.25 | 121.25 | 121.25 | 121.25 |
| Green Belts | NIL | 81.25 | 81.25 | 81.25 | 81.25 | 81.25 | 81.25 | 81.25 | 81.25 | 81.25 |



| Particulars | Expenditure incurred till the date of application | Jan-Mar 2029 | Apr-June 2029 | Jul- Sep 2029 | Oct- Dec 2029 | Jan- Mar 2030 | Apr- Jun 2030 | Jul- Sep 2030 | Grand Total Total |
|---|---|---|---|---|---|---|---|---|---|
| Roads & Pavements | NIL | 184.375 | 184.375 | 184.375 | 184.375 | 184.375 | 184.375 | 184.375 | 2950.00 Lacs |
| Water supply system | NIL | 156.25 | 156.25 | 156.25 | 156.25 | 156.25 | 156.25 | 156.25 | 2500.00 Lacs |
| Sewerage treatment & garbage disposal | NIL | 150.00 | 150.00 | 150.00 | 150.00 | 150.00 | 150.00 | 150.00 | 2400.00 Lacs |
| Electricity supply system | NIL | 143.75 | 143.75 | 143.75 | 143.75 | 143.75 | 143.75 | 143.75 | 2300.00 Lacs |
| Storm water drainage | NIL | 156.25 | 156.25 | 156.25 | 156.25 | 156.25 | 156.25 | 156.25 | 2500.00 Lacs |
| Parks and playgrounds | NIL | NIL | NIL | NIL | NIL | NIL | NIL | NIL | NIL |
| Club house/ community centres | NIL | NIL | NIL | NIL NIL | NIL NIL | NIL NIL | NIL NIL | NIL NIL | NIL |
| Shopping area | NIL | NIL | NIL | NIL NIL | NIL NIL | NIL NIL | NIL NIL | NIL NIL | NIL |
| Street Lighting | NIL | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 1600.00 Lacs |
| EARTH FILLING | NIL | 101.25 | 101.25 | 101.25 | 101.25 | 101.25 | 101.25 | 101.25 | 1620.00 Lacs |
| Boundary Wall | NIL | 137.50 | 137.50 | 137.50 | 137.50 | 137.50 | 137.50 | 137.50 | 2200.00 Lacs |
| Maintenance | NIL | 121.25 | 121.25 | 121.25 | 121.25 | 121.25 | 121.25 | 121.25 | 1940.00 Lacs |
| Green Belts | NIL | 81.25 | 81.25 | 81.25 | 81.25 | 81.25 | 81.25 | 81.25 | 1300.00 Lacs |
| TOTAL | | | | | | | | | 21310.00 Lacs |



For FORTEASIA REALTY PVT. LTD.

Director/Auth. Signatory

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

For FORTEASIA REALTY PVT. LTD.

Signature of the applicant/
authorized representative

Stamp .....

Date 08.05.2021

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 AND SECTOR-21C FARIDABAD** |
| | Bank Account Number | **99990334445555** |
| | IFSC code | **HDFC0000615** |
| | MICR code | **110240106** |
| | Branch code | **0615** |
| 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"** |

For FORTEASIA REALTY PVT. LTD.

Director/Auth. Signatory (RES)

Signature .....

Seal .....

Date 08.09.2016

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.

For FORTEASIA INFRA PVT. LTD.

Director/Auth. Signatory(ies)

Signature .....

Seal .....

Date 08.09.2016

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 08.09.2016

FORM REP-I

Part-G

Projects launched by the promoter in last five years:

1. Name and location of the project — **"Forteasia Industrial Township" located at Village- Anwal, Kalanaur, Rohtak, Haryana**

2. Particulars of the project in brief:

   ii. Total area of the project — **22.2375 Acres**

   iii. Total number of apartments/units/SCO — **0**

   iv. Total number of plots — **104 Nos.**

3. The number of SCO Plots booked/sold to the allottees:

   (a) SCO's — **0**

   (b) Plots — **63 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) | 4390.36 Lacs | 0 | 126.34 |
| Cost of the apartments/SCO | NIL | 0 | 0 |
| Cost of the infrastructure | 2223.75 Lacs | 0 | 1168.44 |
| Others costs/Land Cost | 300.00 Lacs | 0 | 31.50 |

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. — 1114.40 **Lacs**

6. Remaining amount of sale price money to be collected from the current allottees of the apartments. — 589.40 **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. — **14.07.2029**

11. Likely date of completion of the project. — **14.07.2029**

(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.

For FORTEASIA REALTY PVT. LTD.

Signature of the applicant/ authorized representative

Stamp .....

FORM REP-I

Part – H **NOT APPLICABLE**

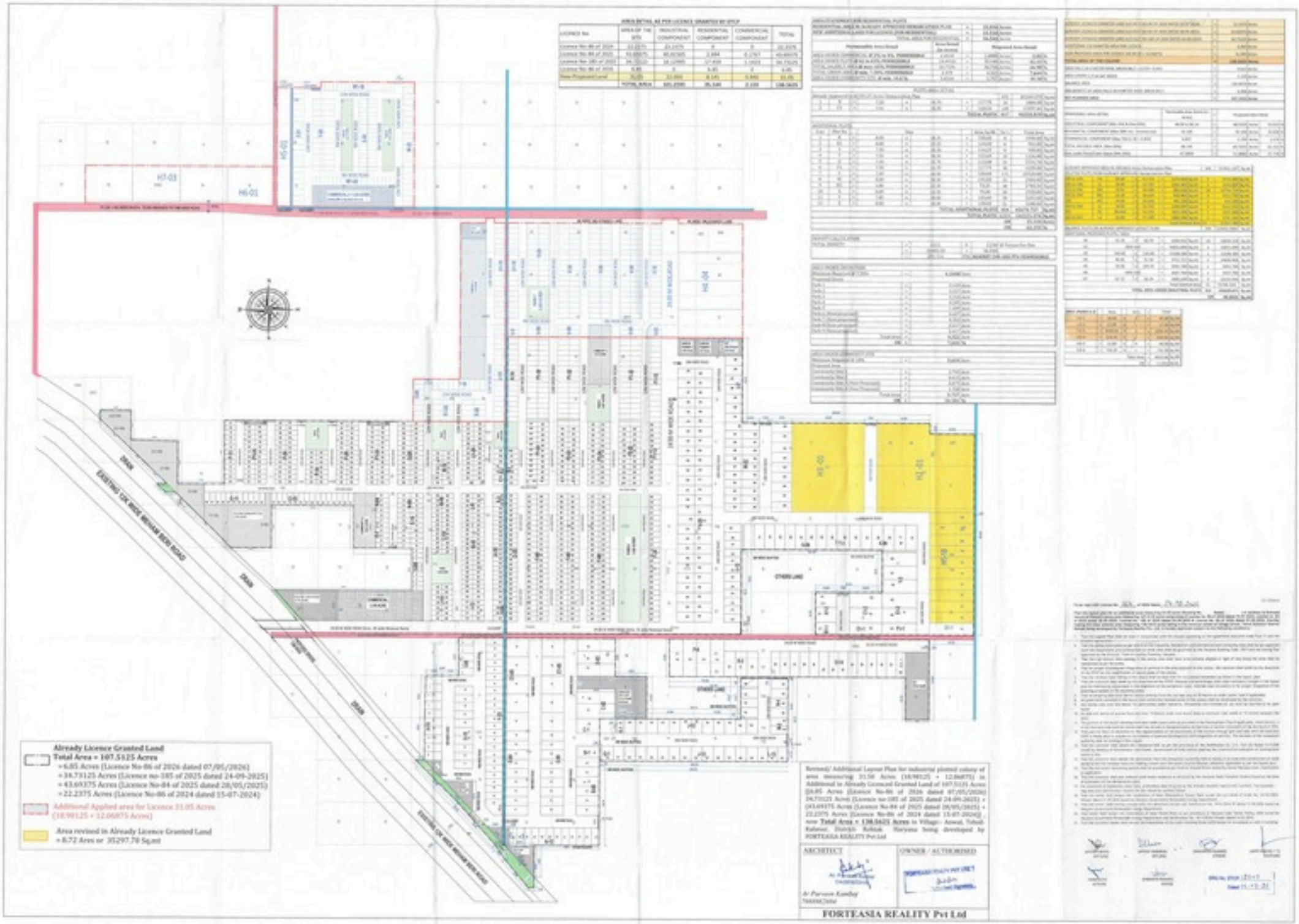
| SPECIFICATION OF CONSTRUCTION | | | |
|---|---|---|---|
| Specification of apartments and other buildings including the following: | | | |
| 1. | Flooring details of various parts of the house | | |
| 2. | Wall finishing details | | |
| 3. | Kitchen details | | |
| 4. | Bathrooms fittings | | |
| 5. | 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 | | |

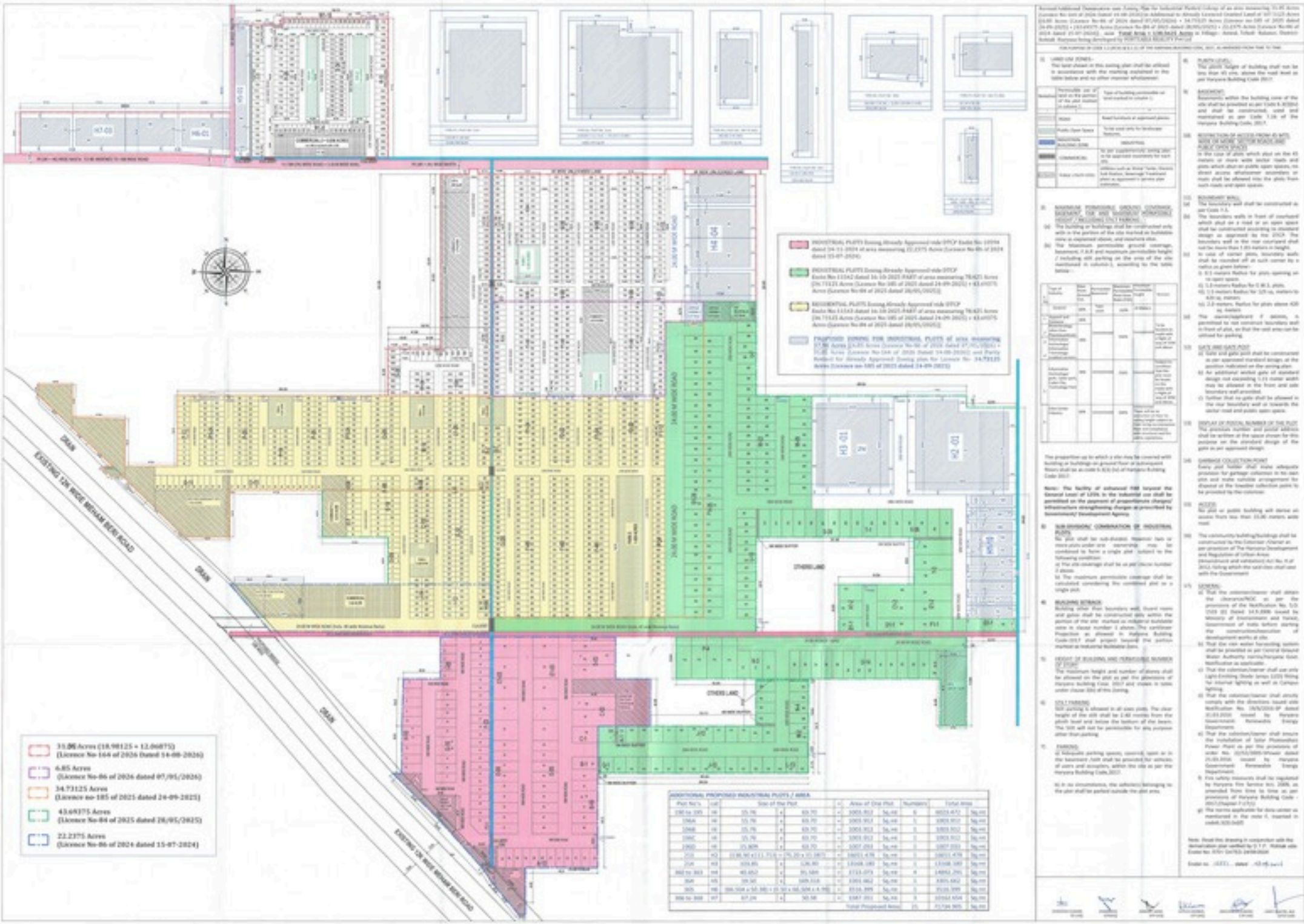
For FORTEA[illegible]EALTY PVT. LTD.

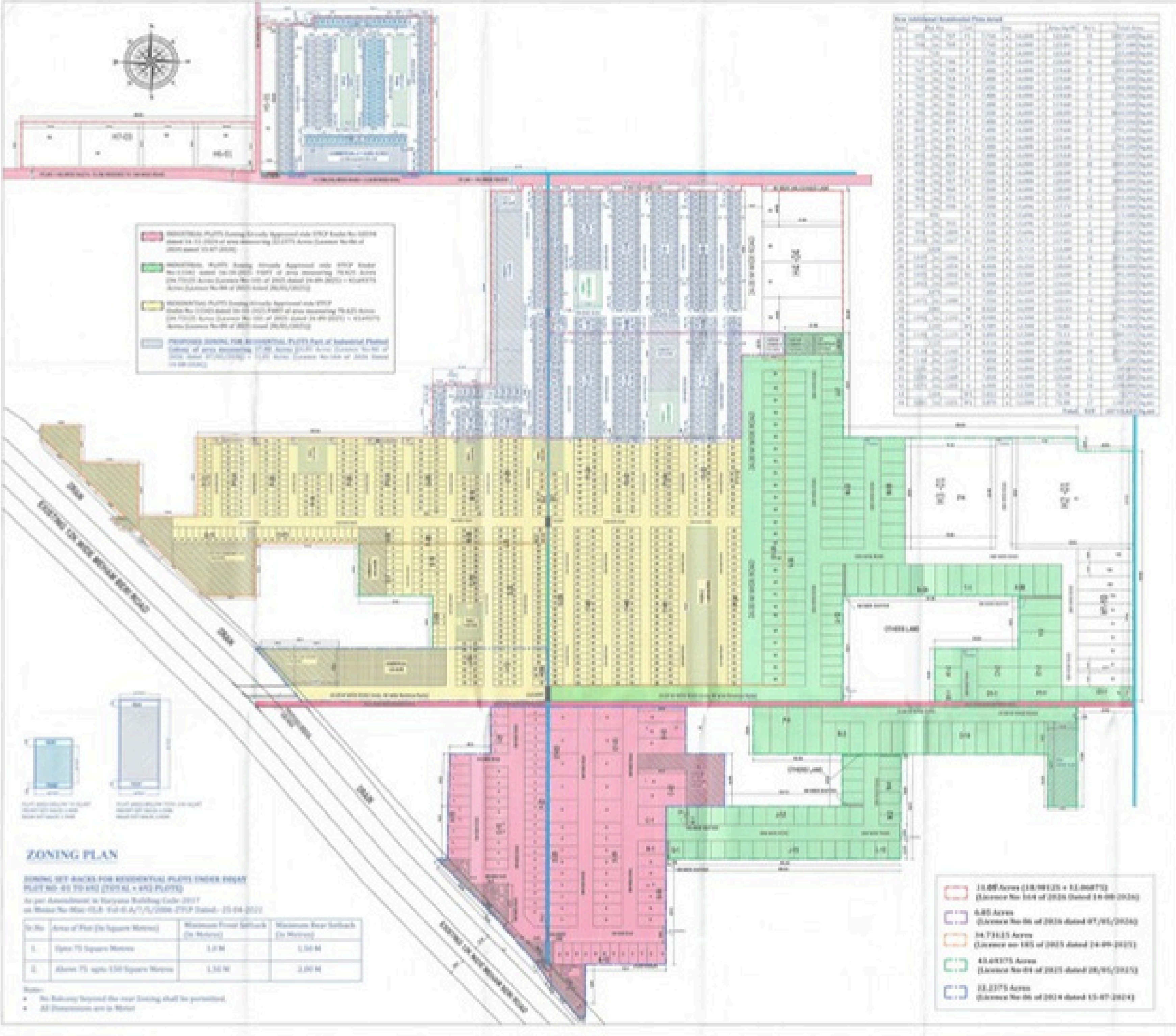
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| | | | SPECIFICATION UNIT WISE | NOT APPLICABLE |
|---|---|---|---|---|
| 1. | Living/ Dining/ Foyer/ Family Lounge | | | |
| | 1.1 | Floor | | |
| | 1.2 | Walls | | |
| | 1.3 | Ceiling | | |
| 2. | Master Bed room/ Dress room | | | |
| | 2.1 | Floor | | |
| | 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 | | |

For FORTEASIA REALTY PVT. LTD.


Already Licence Granted Land
Total Area = 107.5125 Acres
=6.85 Acres (Licence No-86 of 2026 dated 07/05/2026)
=36.73125 Acres (Licence no-185 of 2025 dated 24-09-2025)
=43.69375 Acres (Licence No-84 of 2025 dated 28/05/2025)
=22.2375 Acres (Licence No-86 of 2024 dated 15-07-2024)
Additional Applied area for Licence 31.05 Acres (18.98125 + 12.06875 Acres)
Area revised in Already Licence Granted Land = 8.72 Ares or 35297.78 Sq.mt
DRAIN
EXISTING 12M WIDE MEHAM BERI ROAD
DRAIN
EXISTING 12M WIDE MEHAM BERI ROAD
Revised/ Additional Layout Plan for industrial plotted colony of area measuring 31.58 Acres (18.98125 + 12.06875) in Additional to Already Licensed Granted Land of 107.5125 Acres @6.85 Acres (Licence No-86 of 2026 dated 07/05/2026) 36.73125 Acres (Licence no-185 of 2025 dated 24-09-2025) + (43.69375 Acres (Licence No-84 of 2025 dated 28/05/2025) + 22.2375 Acres (Licence No-86 of 2024 dated 15-07-2024)) , now Total Area = 138.5625 Acres in Village:- Anwal, Tehsil- Kalanur, District- Rohtak, Haryana being developed by FORTEASIA REALITY Pvt Ltd
ARCHITECT
Ar Parveen Kamboj
OWNER / AUTHORISED
FORTEASIA REALITY Pvt Ltd


INDUSTRIAL PLOTS Zoning Already Approved vide DTCP Endst No. 13594 dated 24-11-2014 of area measuring 22.2375 Acres (Licence No-86 of 2014 dated 15-07-2024)
INDUSTRIAL PLOTS Zoning Already Approved vide DTCP Endst No 11542 dated 16-10-2025 RART of area measuring 78.621 Acres (34.73125 Acres (Licence No-185 of 2021 dated 24-09-2021) + 43.69375 Acres (Licence No-84 of 2025 dated 28/01/2025))
RESIDENTIAL PLOTS Zoning Already Approved vide DTCP Endst No 11543 dated 16-10-2025 RART of area measuring 78.621 Acres (34.73125 Acres (Licence No-185 of 2021 dated 24-09-2021) + 43.69375 Acres (Licence No-84 of 2025 dated 28/01/2025))
PROPOSED ZONING FOR INDUSTRIAL PLOTS of area measuring 57.86 Acres (34.85 Acres (Licence No-86 of 2026 dated 07/01/2026) + 22.98 Acres (Licence No-164 of 2026 Dated 14-08-2026)) and Partly Allowed for Already Approved Zoning plan for Licence No- 34.73125 Acres (Licence no-185 of 2021 dated 24-09-2021))
H7-01
H6-01
H5-01
H4-04
H3-01
H2-01
24.00 M WIDE ROAD
DRAIN
EXISTING 12M WIDE MEHAM BEHI ROAD
OTHERS LAND
31.86 Acres (18.98125 + 12.86875) (Licence No-164 of 2026 Dated 14-08-2026)
6.85 Acres (Licence No-86 of 2026 dated 07/01/2026)
34.73125 Acres (Licence no-185 of 2021 dated 24-09-2021)
43.69375 Acres (Licence No-84 of 2025 dated 28/01/2025)
22.2375 Acres (Licence No-86 of 2024 dated 15-07-2024)
ADDITIONAL PROPOSED INDUSTRIAL PLOTS / AREA
Plot No's. | Lot | Size of the Plot | Area of One Plot | Numbers | Total Area
230 to 235 | H8 | 15.78 x 63.70 | 1003.912 Sq.mt. | 6 | 6023.472 Sq.mt.
236A | H8 | 15.78 x 63.70 | 1003.912 Sq.mt. | 1 | 1003.912 Sq.mt.
236B | H8 | 15.78 x 63.70 | 1003.912 Sq.mt. | 1 | 1003.912 Sq.mt.
236C | H8 | 15.78 x 63.70 | 1003.912 Sq.mt. | 1 | 1003.912 Sq.mt.
236D | H8 | 15.809 x 63.70 | 1007.033 Sq.mt. | 1 | 1007.033 Sq.mt.
237 | H8 | 22.86.90 x 11.77.6 x 76.70 x 51.0875 | 19651.478 Sq.mt. | 1 | 19651.478 Sq.mt.
238 | H8 | 209.85 x 126.80 | 13308.180 Sq.mt. | 1 | 13308.180 Sq.mt.
302 to 303 | H8 | 40.652 x 90.589 | 3713.073 Sq.mt. | 4 | 14852.292 Sq.mt.
304 | H8 | 39.50 x 109.318 | 4301.962 Sq.mt. | 1 | 4301.962 Sq.mt.
305 | H8 | 306.504 x 50.380 / 2 50.504 x 66.504 / 2 x 9.90 | 15116.999 Sq.mt. | 1 | 15116.999 Sq.mt.
306 to 308 | H7 | 67.24 x 50.38 | 3387.351 Sq.mt. | 3 | 10162.054 Sq.mt.
Total Proposed Area | | | | 25 | 71736.985 Sq.mt.
Revised Additional Demarcation was Going Plan for Industrial Plotted Colony of an area measuring 31.86 Acres (Licence No. 164 of 2026 Dated 14-08-2026) in Addition to Already Licensed Granted Land of 34.73125 Acres (Licence No-185 of 2021 Dated 24-09-2021) + 43.69375 Acres (Licence No-84 of 2025 dated 28/01/2025) + 34.73125 Acres (Licence No-86 of 2026 dated 07/01/2026) + 34.73125 Acres (Licence No-185 of 2021 dated 24-09-2021) + 43.69375 Acres (Licence No-84 of 2025 dated 28/01/2025) + 22.2375 Acres (Licence No-86 of 2024 dated 15-07-2024), total Total Area = 236.5625 Acres in Village:- Meham, Tehsil- Kalanaur, District- Rohtak -Haryana being developed by PORTFOLIO REALITY Pvt Ltd
FOR PURPOSE OF CLAUSE 2.1 (c) (ii) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME
1) LAND USE ZONES:-
The land shown on this zoning plan shall be utilized in accordance with the marking contained in the table below and no other manner whatsoever:
Permissible use of land in the plot marked in column 1
Type of building permissible on land marked in column 1
ROAD
Road furniture as approved plants
Public Open Space
To be used only for landscape features
INDUSTRIAL BUILDING ZONE
INDUSTRIAL
COMMERCIAL
As per COMMERCIAL ZONE (NC) in the approved boundary for each city
Utilities such as Water Tanks, Electric Sub Station, Sewerage Treatment plant as approved in service plan estimates
2) MAXIMUM PERMISSIBLE GROUND COVERAGE, BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT / BUILDING ONLY PARKING:-
(a) The building or buildings shall be constructed only within the portion of the site marked as buildable zone as explained above, and elsewhere else.
(b) The Maximum permissible ground coverage, basement, F.A.R and maximum permissible height / including only parking on the area of the site mentioned in column-1, according to the table below:-
Type of Industry | Max. Permissible Ground Coverage | Maximum Permissible Basement Area | Maximum Permissible FAR | Height | Remarks
Industrial Plots | 65% | Total area | 100% | 24 Meters | -
Industrial Plots (Additional Area) | 65% | - | 100% | - | To be developed as per Regulations of Haryana Development and Regulation of Urban Areas (Amendment and validation) Act No. 11 of 2012, failing which the said sites shall vest with the Government
Industrial Plots (Additional Area) | 65% | - | 100% | - | Subject to payment of Infrastructure Development Charges as per HSVP Policy
Industrial Plots (Additional Area) | 65% | - | 100% | - | Subject to payment of Infrastructure Development Charges as per HSVP Policy
Industrial Plots (Additional Area) | 65% | - | 100% | - | Subject to payment of Infrastructure Development Charges as per HSVP Policy
Industrial Plots (Additional Area) | 65% | - | 100% | - | Subject to payment of Infrastructure Development Charges as per HSVP Policy
The proportion up to which a site may be covered with building or buildings on ground floor or basement floors shall be as under 8.3(1) (vi) of Haryana Building Code 2017.
Note:- The facility of enhanced FAR beyond the General Level of 1.75 in the industrial use shall be permitted on the payment of proportionate charges/ infrastructure strengthening charges as prescribed by Government/ Development Agency.
3) SUB-DIVISION/ COMBINATION OF INDUSTRIAL PLOTS:-
No plot shall be sub-divided. However two or more plots under one ownership may be combined to form a single plot subject to the following condition:
a) The site coverage shall be as per clause number 2 above.
b) The maximum permissible coverage shall be calculated considering the combined plot as a single plot.
4) BUILDING SETBACK:-
Building other than boundary wall, Guard room and gates shall be constructed only within the portion of the site marked as industrial buildable zone in clause number 1 above. The cantilever Projection as allowed in Haryana Building Code-2017 shall project beyond the portion marked as Industrial Buildable Zone.
5) HEIGHT OF BUILDING AND PERMISSIBLE NUMBER OF STORY:-
The maximum height and number of storey shall be allowed on the plot as per the provisions of Haryana building Code 2017 and shown in table under clause 3(b) of this Zoning.
6) CULT PARKING:-
Soft parking is allowed in all open areas. The clear height of the plot shall be 2.40 metres from the plinth level and below the bottom of the beam. The Soft will not be permissible for any purpose other than parking.
7) PARKING:-
a) Adequate parking spaces, covered, open as in the basement /soft shall be provided for vehicles of users and occupiers, within the site as per the Haryana Building Code,2017.
b) In no circumstance, the vehicles belonging to the plot shall be parked outside the plot area.
8) PLINTH LEVEL:-
The plinth height of building shall not be less than 45 cms. above the road level as per Haryana Building Code 2017.
9) BASEMENT:-
Basement within the building zone of the site shall be provided as per Code 8.3(3)(iv) and shall be constructed, used and maintained as per Code 7.06 of the Haryana Building Code, 2017.
10) RESTRICTION OF ACCESS FROM 45 MTS. WIDE OR MORE SECTOR ROADS AND PLOTS OVER 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 exercises or main shall be allowed into the plots from such roads and open spaces.
11) BOUNDARY WALL:-
(a) The boundary wall shall be constructed as per Code 11.1.
(b) The boundary walls in front of courtyard which shall 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 1.83 meters in height.
(c) In case of corner plots, boundary walls shall be rounded off at such corner by a radius as given below:-
i) 6.1 meters Radius for plots opening on to open space.
ii) 1.5 meters Radius for 9 M.S. plots.
iii) 1.5 meters Radius for 12 m. meters to 4.50 m. meters.
iv) 2.0 meters, Radius for plots above 450 sq. meters
(d) The owner/applicant if permits, is permitted to not construct boundary wall in front of plot, so that the said area can be utilized for parking.
12) 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 1.21 meter width may be allowed in the front and side boundary wall provided.
c) Further that no gate shall be allowed in the rear boundary wall or towards the sector road and public open space.
13) DISPLAY OF POSTAL NUMBER OF THE PLOT:-
The premises number and postal address shall be painted on the space shown for the purpose on the standard design of the gate as per approved design.
14) GARBAGE COLLECTION POINT:-
Every plot holder shall make adequate provision for garbage collection in its own plot and make suitable arrangement for disposal of the garbage collection points to be provided by the colonizer.
15) ACCESS:-
No plot or public building will derive an access from less than 15.00 meters wide road.
16) The community building/buildings shall be constructed by the Colonizer /Owner as per provision of The Haryana Development and Regulation of Urban Areas (Amendment and validation) Act No. 11 of 2012, failing which the said sites shall vest with the Government.
17) GENERAL:-
a) That the colonizer/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
b) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. Notification as applicable.
c) That the colonizer/owner shall use only Light Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
d) That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/5/2010-5P dated 21.01.2010 issued by Haryana Government Renewable Energy Department.
e) That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2009-5Power dated 25.09.2014 issued by Haryana Government Renewable Energy Department.
f) Fire safety measures shall be regulated by Haryana Fire Service Act, 2009, as amended from time to time as per provisions of Haryana Building Code - 2017 (Chapter 7 (7.5)).
g) The centre proposed for data center as mentioned in the note 1, inserted in vide& 3(2) (iv)(f).
Note: Read this drawing in conjunction with the demarcation plan verified by D.T.P. Rohtak vide Endst No. 9751 Dt/15.10.2025.
Endst no. 13372 dated 12.05.2026




| 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 |

Notes:

- No Balcony beyond the rear Zoning shall be permitted.
- All Dimensions are in Meter.

Affidavit

**Indian-Non Judicial Stamp**
**Haryana Government**

Date : 07/09/2026

Certificate No. E0G2026I1121

GRN No. 158396211

Stamp Duty Paid : ₹ 101

Penalty : ₹ 0

**Deponent**

Name : Forteasia Realty 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://egrashvy.nic.in

NOTARY
JIT
Area Faridabad
Regn. No. 17580
GOVT. OF INDIA

**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. Harbhajan Singh duly authorized vide authorization dated 01.09.2026.

The Promoter, M/s Forteasia Realty Private Limited having its registered office at J-221, Sarita Vihar, New Delhi-110076, is developing an Industrial Plotted Colony Project called **"FORTEASIA INDUSTRIAL TOWNSHIP"** situated at Village- Anwal, Tehsil- Kalanaur & District- Rohtak, Haryana under License No. 86 of 2026 dated 07.05.2026 and 164 of 2026 dated 14.08.2026.

I, Harbhajan Singh S/o Karamram 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

CERTIFIED TRUE COPY
For FORTEASIA REALTY PVT. LTD.
Director/Auth. Signatory

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 23.09.2030.

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.

CERTIFIED TRUE COPY
For FORTEAGA RE... PVT. LTD.
Director/Authorised Signatory

Deponent

I know the deponent / executant has signed / thumb marked in my presence

**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 8th on this 8th day of September 2026.

CERTIFIED TRUE COPY
For FORTEAGA RE... PVT. LTD.
Director/Authorised Signatory

Deponent

NOTARY
JIT
Area Faridabad
Regn. No. 17595
GOVT. OF INDIA

ATTESTED
Notary Public, Faridabad
(Govt. of India)

8 SEP 2026

FOR INDUSTRIAL USE

FORTEASIA REALTYPRIVATE LIMITED
PROJECT: FORTEASIAINDUSTRIAL TOWNSHIP
VILLAGE- ANWAL,TEHSIL-KALANAUR
DISTRICT- ROHTAK, HARYANA

| PAYMENT PLAN | |
|---|---|
| DEVELOPMENT LINKED PAYMENT PLAN | |
| PLOT SIZE | _____ SQ.YARDS<br>(_____ SQ. METERS) |
| AT THE TIME OF BOOKING | 10% OFBSP |
| UPON EXECUTION OF BBA IN 30 DAYS | BBA WILL GET ISSUED |
| UPON COMPLETION OF EARTH FILLING WORK | 10% OF BSP |
| ON COMPLETION OF LAYING OF SEWER LINE | 10% OF BSP |
| ON COMPLETION OF LAYING OF STORM LINE | 10% OF BSP |
| ON COMPLETION OF LAYING OF WATER LINE | 10% OF BSP |
| ON COMPLETION OF LAYING OF INTERNAL ROAD WORKS | 20% OF BSP |
| ON COMPLETION OF LAYING OF LANDSCAPE WORK | 10% OF BSP |
| ON COMPLETION OF LAYING OF ELECTRICAL WORK | 10% OF BSP |
| ON COMPLETION CERTIFICATE OR OFFER OF POSSESSION | 10% OR BALANCE/FINAL PAYMENT PLUS ADDITIONAL CHARGES (AS DEFINED BELOW) |
| ADDITIONAL COST | |
| I.F.M.S | 50,000/- |
| MAINTENANCE CHARGES (2 YEARS ADVANCE) | 40,000/- |
| NOTE:- | |
| * IF ANY GOVT. TAXES/CHARGES/LEVIES WILL BE LEVIED BY THE COMPETENT AUTHORITY LATER ON , THE SAME SHALL BE CHARGED EXTRA ON PRO-RATA BASIC TILL COMPLETION i.e., 23.09.2030. | |
| * ALL PAYMENTS MUST BE MADE BY CHEQUE/D.D/RTGS/ BANK TRANSFER ONLY IN FAVOUR OF "M/s FORTEASIA REALTY PVT. LTD." | |

FOR RESIDENTIAL USE

FORTEASIA REALTYPRIVATE LIMITED
PROJECT: FORTEASIAINDUSTRIAL TOWNSHIP
VILLAGE- ANWAL,TEHSIL-KALANAUR
DISTRICT- ROHTAK, HARYANA

| PAYMENTPLAN | |
|---|---|
| DEVELOPMENT LINKED PAYMENT PLAN | |
| PLOT SIZE | _____ SQ.YARDS<br>(_____ SQ. METERS) |
| AT THE TIME OF BOOKING | 10% OFBSP |
| UPON EXECUTION OF BBA IN 30 DAYS | BBA WILL GET ISSUED |
| ON COMPLETION OF DEVELOPMENT WORK | 10% OF BSP |
| ON COMPLETION OF LAYING OF SEWER LINE | 10% OF BSP |
| ON COMPLETION OF LAYING OF STORM LINE | 10% OF BSP |
| ON COMPLETION OF LAYING OF WATER LINE | 10% OF BSP |
| ON COMPLETION OF LAYING ELECTRICAL CABLE | 10% OF BSP |
| ON COMPLETION OF LAYING OF WBM ROAD | 20% OF BSP |
| ON COMPLETION OF LAYING OF RCC ROAD | 10% OF BSP |
| ON COMPLETION CERTIFICATE OR OFFER OF POSSESSION | 10% OR BALANCE/FINAL PAYMENT PLUS ADDITIONAL CHARGES (AS DEFINED BELOW) |
| ADDITIONAL COST | |
| I.F.M.S | 20,000/- |
| MAINTENANCE CHARGES (2 YEARS ADVANCE) | 40,000/- |
| NOTE:- | |
| * IF ANY GOVT. TAXES/CHARGES/LEVIES WILL BE LEVIED BY THE COMPETENT AUTHORITY LATER ON , THE SAME SHALL BE CHARGED EXTRA ON PRO-RATA BASIC TILL COMPLETION i.e., 23.09.2030. | |
| * ALL PAYMENTS MUST BE MADE BY CHEQUE/D.D/RTGS/ BANK TRANSFER ONLY IN FAVOUR OF “M/s FORTEASIA REALTY PVT. LTD.” | |