



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 24.07.2024.

Item No. 260.36

(vi) **Promoter:** True Villas Developers Pvt. Ltd.

Project: "Forteasia Kingstreet" an Affordable residential plotted colony under DDJAY-2016 on land measuring 5.91 Acres situated in the revenue estate of Village Kasar, Sector 3B, Bahadurgarh, Distt. Jhajjar.

Temp ID: RERA-PKL-1488-2024

Present: Adv. Ram Mohan through video conferencing.

1. This application is for registration of the project namely; "Forteasia Kingstreet" an Affordable residential plotted colony under DDJAY-2016 on land measuring 5.91 Acres situated in the revenue estate of Village Kasar, Sector 3B, Bahadurgarh, Distt. Jhajjar. License No. 62 of 2024 dated 12.06.2024 valid up to 11.06.2029 has been granted by Town and Country Planning Department in favour of True Villas Developers Pvt. Ltd.

2. The application was examined and following observations were conveyed to the promoter on 17.07.2024:

- i. A brief note on financial and technical capacity be submitted.
- ii. Approval letter of zoning Plan is not submitted.
- iii. CA certificate is not as per the format prescribed by the Authority
- iv. Registration fee is deficit by Rs 6,425/-
- v. Statement regarding the income of the promoter and the taxes paid in the last three years be submitted.
- vi. Acknowledgement of filing the Income Tax Returns by the promoter has not been submitted.



3. The promoter vide reply dated 19.07.2024 has complied with the above deficiencies.
4. After examination, the Authority found the project fit for registration subject to the following special conditions:
- Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
 - Promoter shall submit duly approved building plans in respect of commercial site measuring 0.235 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
 - Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
 - The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 15 days from the issuance of this registration certificate, till which time no plots shall be sold. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
5. Disposed of. File be consigned to record room after issuance of registration certificate



True copy

Executive Director,
HRERA, Panchkula

an *6/8/24.*

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.

CA (Srinivasa)