



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 09.10.2024.

Item No. 266.57

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

Project : Forteasia Times Square a Commercial plotted colony on land measuring 1.0 Acre situated in the revenue estate of Village Kasar, Sector 3B, Bahadurgarh, Distt. Jhajjar.

Temp ID : RERA-PKL-1538-2024

Present: Adv. Ram Mohan through video conferencing.

1. This application is for registration of the project namely; "Forteasia Times Square a Commercial plotted colony on land measuring 1.0 Acre situated in the revenue estate of Village Kasar, Sector 3B, Bahadurgarh, Distt. Jhajjar. License No. 88 of 2024 dated 17.07.2024 valid up to 16.07.2029 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 20.09.2024:
 - i. Zoning plan duly approved by DTCP, Haryana has not been submitted.
 - ii. File is not correctly page numbered.
 - iii. Board resolution dated 18.07.2024 (unnumbered page) relates to documents to be submitted in the Town and Country Planning Department
 - iv. Date of Approval of layout plan and date of approval of building plans will have to be incorporated in REP-1(Part C).
3. The promoter vide reply dated 24.09.2024 has complied with the above deficiencies.



4. After examination, the Authority found the project fit for registration subject to the following special conditions:

- i. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- ii. Promoter shall 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.
- iii. 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.
- iv. No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code should also be affixed on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.
- v. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account.

5. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy

Executive Director,
HRERA, Panchkula

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

CA (Dhrum) 22/10/24