



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

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**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 18.12.2024.**

**Item No. 273.03**

**Consideration of the applications received by the Authority for Registration of New Projects.**

**(i) Promoter: Forteasia Realty Pvt. Ltd.**

**Project :** “Forteasia Industrial Township” an Industrial Plotted Colony to be developed over land measuring 22.237 acres situated in the revenue estate of Village Anwal, Tehsil Kalanaur, District Rohtak.

**Temp ID :** RERA-PKL-1506-2024

**Present:** Advocate Akash Shukla for the Promoter.

1. This application is for registration of a new project “Forteasia Industrial Township” an Industrial Plotted Colony to be developed over land measuring 22.237 acres situated in the revenue estate of Village Anwal, Tehsil Kalanaur, District Rohtak. License No. 86 of 2024 dated 15.07.2024 valid upto 14.07.2029 has been granted by Town and Country Planning Department.

2. The application was examined and following observations were conveyed to the promoter vide letter dated 06.12.2024

- i. At Page 94, the booking amount be specified which should be 10% or less.
- ii. As per MCA, there are three Directors of the Company namely- Sh. Puneet Gupta, Sh. Ajay Mangla and Sh. Sandeep Mangla. Whereas in REP-1 Part A, name of Sh. Puneet Gupta is not incorporated.



- iii. MCA Website shows loan of Rs. 1.25 Cr. Promoter should clarify as to whether the said loan is against the project land or not.
  - iv. The Promoter should enclose the permission for the construction of a culvert as specified in the licence.
  - v. It may be informed if the following projects are completed since the date of completion mentioned in REP-1 is already over:
    - a. Forteasia Mart (1.098 Acres)
    - b. Forteasia Silicon Valley (11.475 Acres)
  - vi. Is Sh. Sandeep Mangla both Managing Director and Director of the Company?
  - vii. Date of completion in REP-1 is 16.07.2029 and in REP-II is 14.07.2029.
3. Vide reply dated 10.12.2024 and 18.12.2024, the promoter has complied with all the above-mentioned observations. Since, the promoter has complied with all the observations, the Authority decides to register the project with the following special conditions:
- I. 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.
  - 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. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
  - IV. 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.
  - V. 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.

4. The Authority directs the office to make necessary changes in online A-H Form.
5. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy

*[Handwritten signature]*  
3/1/25

*[Handwritten signature]*  
Executive Director,  
HRERA, Panchkula

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

LA (Kakul)