



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 19.02.2025.

Item No. 279.03

(viii) Promoter: Forteasia Realty Pvt. Ltd.

Project : "Forteasia Millionaire Residences" a Group Housing Colony- GH-4 to be developed on land measuring 4650 Sqm situated in Sector-30 A, Phase II, Industrial Model Township, Rohtak allotted by HSIIDC.

Temp ID : RERA-PKL-1631-2025

Present: Adv. Akash Shukla for the Promoter.

1. This application is for registration of a new project namely 'Forteasia Millionaire Residences' a Group Housing Colony. The said site has been allotted by HSIIDC to Forteasia Realty Pvt. Ltd. on 23.02.2024 vide Allotment No. RLA2024FEB05518. Approval of Building Plans have been received on 27.01.2025 for this Group Housing Project.
2. The application was examined and following observations were conveyed to the promoter vide letter dated 17.02.2025
 - i. Promoter should submit a brief note stating its financial and technical capacity to develop this project.
 - ii. It is a Group Housing Project, the Promoter should apply for FAR rather than plot area.
 - iii. Specifications in REP-I Part II are not specific.
 - iv. Payment Plan is not in order and should mention the date of execution of Builder Buyer Agreement.
 - v. The Promoter should mention FAR for which he is applying, registration fee can be computed accordingly. The Promoter should also provide calculation for registration fee.



- vi. As per undertaking dated 23.05.2024 and Agreement dated 23.05.2024, it has been mentioned that "the allottee undertakes that 30% of the collections of this Project received in Escrow Account to be opened as per RERA Regulations shall be first utilised towards payment of due installements of HSIIDC on the scheduled dates before funds are used for any other purpose." This should be from 30% free account and not from 70% (Escrow Account).
- vii. Promoter should provide details of payments made to HSIIDC till date.
- viii. Authorisation of Sh. Kapil Goyal as authorised representative of the Company for correspondence with Authority has not been submitted.
- ix. Authorisation of Sh. Ajay Mangla, Sh. Kapil Goyal, Ms. Ritu and Sh. Amit Jain to sign as Authorised Signatories has not been signed by Director Sh. Puneet Gupta.
- x. In Non-default C.A. Certificate (at Page 108), UDIN has not been mentioned.
- xi. Contact number of Directors Sh. Sandeep Mangla, Sh. Puneet Gupta and Authorised Signatory Sh. Kapil Goyal is same as mentioned in REP-I Part A.
- xii. Email Id of all the Directors is same in REP-I Part A.
- xiii. Email Id of the Company at MCA Website and in REP-I Part A is not same.
- xiv. The Payment Plan should be construction linked- on start of 8th Floor, a maximum of 40%.
3. Today, learned counsel informed that reply has been submitted via email on 18.02.2025. The Authority directs the Promoter to submit hard copy of the reply in the registry of the Authority at least one week before the next date of hearing.

4. **Adjourned to 05.03.2025.**

True copy




Executive Director,
HREERA, Panchkula

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

CA / Subham


12/3/25