



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, hrerapl-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 05.03.2025.

Item No. 280.03

(x) 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 via video conference.

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. On the last date of hearing i.e., 19.02.2025, learned counsel informed that reply has been submitted via email on 18.02.2025. The Authority directed 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. Vide reply dated 20.02.2025 and 03.03.2025, the Promoter has complied with all the observations of the Authority except observation at serial no. (iii). Also, regarding observation at serial no. (vii) , the Promoter vide letter dated 03.03.2025 has informed that total cost of the land is Rs. 13.41 Cr out of which Rs. 10.15 Cr (Rs. 10.06 Cr (Principal Amount) + Rs. 9.16 Lac (Interest) has been deposited in the HSIIDC. Since, the Promoter has not made complete payment of Rs. 13.41 Cr to the HSIIDC as on date and observation at serial no (iii) has not been complied with, the Authority decided to return the application with a liberty to file afresh. The registration fee earlier deposited will be adjusted after deduction of 5% processing charges.

5. **Disposed of.**

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 (Shubham)
Shubham
19/3/25