



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 09.04.2025.

Item No. 284.03

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

(i) Promoter: Fortecasia Realty Pvt. Ltd.

Project : "Fortecasia 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-1657-2025

Present: Adv. Akash Shukla on behalf of promoter.

1. This application is for registration of a group housing project GH-4 to be developed on land measuring 4650 Sqm situated in Sector-30 A, Phase II, Industrial Model Township, Rohtak allotted by HSIIDC vide Allotment No. RLA2024FEB05518. The Building Plans of this project were approved on 27.01.2025. The promoter had earlier approached the Authority vide Temp ID 1631-2025 whereby following shortcomings were conveyed 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.



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- 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 utilized towards payment of due installments 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. Authorization of Sh. Kapil Goyal as authorized representative of the Company for correspondence with Authority has not been submitted.
- ix. Authorization of Sh. Ajay Mangla, Sh. Kapil Goyal, Ms. Ritu and Sh. Amit Jain to sign as Authorized 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 Authorized 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%.

However, the promoter vide reply dated 20.02.2025 and 03.03.2025 had complied with the observations except observation at serial no. (iii). Regarding observation at serial no. (vii), the Promoter vide letter dated 03.03.2025 informed that total cost of the land is ₹13.41 cr. out of which ₹10.15 Cr (₹10.06 Cr (Principal) + ₹ 9.16 Lac (Interest) has been deposited in the HSIIDC. Since, the Promoter had not made complete payment of ₹13.41 Cr to the HSIIDC, 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.

Now, the promoter vide new Temp ID-1657-2025 has informed that the specifications in REP-I Part-II have been rectified and included in this file.

Additionally, an undertaking for the payment of the land cost is annexed with this application. As per the payment plan opted by the Company, 75% of the land cost has already been paid to the Haryana State Industrial & Infrastructure Development Corporation (HSIIDC). Therefore, they requested to allow them to create proportionate third-party rights in the Floor Area Ratio (FAR).



They further acknowledged that the Authority shall freeze 25% of the FAR until the complete payment of the land cost to HSIIDC is made.

2. The application was examined and following observations were conveyed to the promoter on 01.04.2025:

- i. Projected cash flow statements (quarterly) of the proposed project be submitted;
- ii. A certificate from CA that the information provided in A to II Performa is as per the Books of account/Balance sheets of the applicant company be submitted.

3. The promoter vide reply dated 07.04.2025 and 09.04.2025 has complied with the deficiencies above.

4. After examination, the Authority decides to register 75% of the FAR of 6047.648 sq mtrs. (out of total FAR measuring 8128.648 Sq mtrs.) subject to the following special conditions:

- i. The remaining FAR of the project measuring 2081 Sq. mtrs. is freezed till the time, the remaining 25% of the payment is made to HSIIDC under intimation to the Authority. Since the payment of this area is yet to be made to HSIIDC, the promoter shall not sell/dispose of any part/unit of the area (as marked on the site plan annexed) till it is registered by the Authority.
- ii. 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 30 days from the issuance of this registration certificate, till which time no plots shall be sold. If the 70% RERA account varies from the account already mentioned in REP-I, the Promoter is directed to issue a public notice of size 3 x 3 inches (in two newspapers widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
- iii. 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.



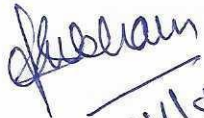
- iv. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
- v. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval.
- vi. 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.
6. **Disposed of.** File be consigned to record room after issuance of registration certificate.



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 (Shyambham)

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