



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

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 13.08.2025.**

**Item No. 296.03**

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

**Project :** “Forteasia Resort” an Affordable residential plotted colony under DDJAY-2016 on land measuring 13.718 acres situated in the revenue estate of Village Sunaria Kalan, Sector 21C & 22A, Rohtak

**Temp ID :** RERA-PKL-1763-2025

**Present:** Adv. Akash Shukla on behalf of promoter

1. This application is for registration of the project namely; “Forteasia Resort” an Affordable residential plotted colony under DDJAY-2016 on land measuring 13.718 acres situated in the revenue estate of Village Sunaria Kalan, Sector 21C & 22A, Rohtak for which license No. 120 of 2025 dated 11.07.2025 which is valid upto 10.07.2030 has been granted by Town and Country Planning Department, Haryana in favour of Forteasia Realty Pvt Ltd.
2. The application was examined and following observations were conveyed to the promoter on 08.08.2025:
  - i. Payment plan is not as per RERA Act and Rules framed thereunder.
  - ii. Brief note on financial capacity of the company be submitted.
  - iii. Whether entry of license has been made in the name of promoter LLP in the revenue record or not.
  - iv. List of Professionals/technical persons engaged by the Promoter company to execute the development works along with their experience may be submitted.
3. The promoter vide reply dated 12.08.2025 has complied with all the above deficiencies.



4. After consideration, 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 within two weeks after their approval by Town & Country Planning Department.
- ii. Promoter shall submit duly approved building plans in respect of commercial site measuring 0.305 acres to the Authority along with deficit fee, if any, till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- iii. 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.
- iv. 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. The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. The Promoter is also directed to issue a public notice of size 3 x 3 (inches) (in two newspapers including one in Hindi widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% account under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without prior permission of the Authority.
- vi. Promoter shall submit a copy of Jamabandi showing the entry of license in the revenue record within a period of 30 days from the date of issuance of this registration certificate.
- vii. 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.

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.

STP

LA (Shubham)   
20/8/25