



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 26.11.2025.

Item No. 305.03

Minutes of registration of project through circulation to be attached with 305th Meeting of Authority to be held on 26.11.2025.

Project Name: "Fortesia Industrial Township" an Industrial Plotted Colony on additional land measuring 78.425 acres falling in licenses no. 185 of 2025 dated 24.09.2025 for an area of 34.73125 acres and 84 of 2025 dated 28.05.2025 for an area of 43.69 acres) granted in addition to 86 of 2024 dated 15.07.2024 for an area of 22.2375 acres situated in the revenue estate of Village Anwal, Tehsil Kalanaur, District Rohtak.

Name of the promoter: Fortesia Realty Pvt. Ltd.

Date of consideration: 12.11.2025

Temp Id: 1837-2025

Present Adv. Akash Shukla on behalf of promoter.

1. This application is for registration of the project namely; "Fortesia Industrial Township" for which License No. 86 of 2024 dated 15.07.2024 was granted for an area of 22.23 acres which is registered by the Authority vide registration no. HRERA-PKL-ROI-653-2025 dated 09.01.2025 valid upto 14.07.2029. Thereafter, License no. 84 of 2025 dated 28.05.2025 for an additional area of 43.69 acres and License no. 185 of 2025 dated 24.09.2025 for an additional area of 34.73125 acres has been granted by Town and Country Planning Department, Haryana in favour of Fortesia Realty Pvt. Ltd. Now, the promoter has



(13)

proposed to register 78.425 acres by proposing different date of completion certificate and RERA bank account from the earlier registered project.

2. The application was examined and following observations were conveyed to the promoter on 27.10.2025:

- i. Land utilization table in REP-I Part C is incorrect.
- ii. Registration fee is deficit by Rs 42,716/-
- iii. Date of approval of layout plan has not been mentioned in REP-I-Part C.
- iv. As per MCA website there are 4 Directors, however details of only 2 have been mentioned in REP I part A.
- v. Net worth certificate of all the directors and company have not been submitted.
- vi. ITRS of directors have not been submitted.
- vii. Statement regarding the income of the promoter and the taxes paid in the last three years be submitted.
- viii. Payment plan has not been enclosed.
- ix. Whether the entry of license has been made in revenue record.
- x. No default certificate from CA has not been enclosed.
- xi. Certificate from CA be submitted that the information provided in A to H is as per books of accounts.
- xii. Allotted plots as on date be shown on the revised plan.
- xiii. Brief note of financial and technical capability be submitted.
- xiv. List of Professionals engaged by the Architect firm to execute the development works alongwith their experience and qualifications be submitted.
- xv. Projected cash inflow statements of the project have not been submitted.

3. The promoter vide reply dated 07.11.2025 and 10.11.2025 has complied with all the deficiencies mentioned above except at serial no. v above since net worth certificates of directors have not been submitted.

4. On 12.11.2025, Adv. Akash Shukla appearing on behalf of promoter informed that they will comply with the above observation shortly. After consideration, the Authority directed the promoter to submit the same by 14.11.2025 so that a decision by circulation could be taken within the stipulated time as provided in the RERA Act, 2016.

5. Now, vide reply dated 13.11.2025, the promoter has complied with the observation at serial no. v by submitting net worth certificates of directors.

6. After consideration, the Authority found the project fit for registration subject to the following special conditions:

- i. 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



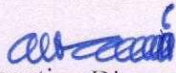
(213)

- also directed to issue a public notice of minimum size of 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.
- ii. Promoter shall submit duly approved building plans in respect of commercial site measuring 1.319 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 submit a copy of revised service plans/estimates of the total colony to the Authority within two weeks after their approval by Town & Country Planning Department.
 - 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 intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
 - vi. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.
 - vii. No advertisement/public notice be issued through any medium without affixing the QR code and RC number issued by the Authority. The QR code and RC number 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. The office is directed to get the necessary corrections done in Form REP-I Part A & C as per reply dated 07.11.2025.
6. **Disposed of.** File be consigned to record room after issuance of registration certificate

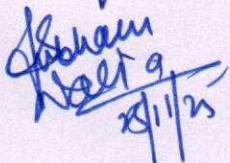
This has been approved by the Authority through circulation on 18.11.2025.




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.

LA- Shybam

28/11/25

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