



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 13.05.2026.

Item No. 322.03

Continuation of Agenda Item No. 322.03 (ii) through circulation on 22.05.2026.

Minutes of registration of project considered through circulation on 22.05.2026 be attached with 322nd meeting of Authority held on 13.05.2026.

Project Name:	True Villas Developers Private Limited.
Name of the promoter:	“Fortesia Kingstreet Floors” comprising 16 residential Floors on plot no.s 3 to 6 admeasuring 0.1205 acres (having FAR of 1287.62 sq. mts.) forming part of an Affordable Residential Plotted Colony under DDJAY-2016 on land measuring 5.9125 acres falling in the revenue estate of village village Kasar, Sector-3B, Bahadurgarh, District Jhajjar.
Date of consideration:	22.05.2026 (Through Circulation)
Temp Id:	2021-2026.

1. This application is for registration of the real estate project namely; “Fortesia Kingstreet Floors” comprising 16 residential Floors on plot no.s 3 to 6 admeasuring 0.1205 acres (having FAR of 1287.62 sq. mts.) forming part of an Affordable Residential Plotted Colony under DDJAY-2016 on land measuring 5.9125 acres bearing License No. 62 of 2024 dated 18.06.2024 valid upto 11.06.2029 granted by Town and Country Planning Department, Haryana to True Villas Developers Private Limited.

2. The application was examined and following observations were conveyed on 04.05.2026:

- REP-II is on ₹10/-stamp paper whereas it should be on ₹100/- stamp paper.
- ITR's of Manoj Goyal for the year 2024-2025 and 2025-2026 needs to be submitted.
- Cash flow statement signed by the Authorised Signatory needs to be submitted.
- Board Resolution is not in order (Clear Authority to file RERA Registration be submitted in the form of Board Resolution).



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- v. Net worth certificates of Sandeep Mangla, Manoj Goyal needs to be submitted (supported with valuation certificate).
- vi. Payment Plan as per CP-177 and 204 is not in order.
- vii. Technical Assistance Agreement of the Architect has not been submitted.
- viii. No engagement of an chartered Engineer has been enclosed for executing the project.
- ix. Degree of Architect needs to be submitted (alongwith past experience).
- x. Bank A/c details given in Part- D of REP-I has not been specified whether it is a Master A/c or Escrow A/c (100% or 70%).
- xi. Authorization as to who will advertise market and execute conveyance deed in the project has not been submitted.
- xii. Registration fee is deficit by ₹ 11,157/-.

3. The promoter vide reply dated 11.05.2026 has partly complied with the above observations except at serial no. iv, v, vi, xi above. Advocate Akash Shukla appeared on behalf of the promoter and requested for some more time to comply with the remaining observations.

4. The Authority after consideration accepted the request of the promoter and directed him to comply with the above observations latest by 18.05.2026, so that a decision could be taken through circulation. In case, the promoter fails to remove the remaining deficiencies by 18.05.2026, his application for registration shall be rejected in terms of Section-5(2) of RERA Act, 2016 and 5% of the registration fee shall be forfeited as processing charges. It will be disposed of after awaiting the reply from the promoter on 18.05.2026.

5. Since no reply have been submitted till 18.05.2026, the case cannot be considered for grant of registration certificate, therefore, the authority decides to reject the present application under Rule 5(2) of Rules, 2017 with the liberty to file a fresh application. The registration fee deposited by the promoter will be adjusted in the fresh application after deduction of 5% processing fee. Since the project has not been registered therefore, the promoter is directed not to advertise, book and sell any plot in the proposed project.

6. **Disposed of.**

This has been approved by the Authority through circulation on 22.05.2026.



True copy

Secretary (Acting),
HRERA, Panchkula

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

[Signature]
27/5/26
STP