



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 15.07.2026.

Item No. 325.03

- (i) **Promoter:** True Villas Developers Private Limited.
Project Name: "Fortesia Kingstreet Floors" (comprising of 16 residential Floors on four plots bearing no.s 3 to 6 measuring 487.736 sq. mts.(FAR of 1287.62 sq mts.) forming part of Affordable Residential Plotted Colony measuring 5.9125 acres falling in the revenue estate of village Kasar, Sector-3B, Bahadurgarh, District Jhajjar..

Temp Id: 2084-2026

Present: Advocate Akash Shukla on behalf of promoter.

1. This application is for registration of "Fortesia Kingstreet Floors" (comprising of 16 residential Floors on four plots bearing no.s 3 to 6 measuring 487.736 sq. mts. (FAR of 1287.62 sq. mts.) forming part of Affordable Residential Plotted Colony measuring 5.9125 acres bearing License No. 62 of 2024 dated 18.06.2024 valid upto 11.06.2029 already registered with the Authority vide Registration no: 610 of 2024 dated 13.08.2024 valid upto 11.06.2029 to True Villas Developers Private Limited.

2. The application was examined and following observations were conveyed to the promoter on 26.06.2026:

- Board Resolution to file the HRERA Application is not in order as it does not possess the signatures of the persons authorised to file the HRERA Application.
- Details of persons showing their address/ Pan no. and reasons for giving such unsecured loans to Manoj Goyal(₹ 150 lacs) and Sandeep Mangla (₹ 3,14,11,610/-) needs to be submitted. An Affidavit cum Declaration (as enclosed) should also be submitted in this regard;



(1/3)

- iii. Board Resolution to execute conveyance deed is not in order as it does not possess the signatures of the persons authorized to file the HRERA Application.
3. The promoter vide reply dated 30.06.2026 has partly complied with the above observations except at serial no. ii above.
4. On the last date of hearing i.e., 01.07.2026, Advocate Akash Shukla appeared on behalf of the promoter and requested for some more time to comply with the above observation. Accepting the request of the promoter, the matter was adjourned to 08.07.2026. The meeting to be held on 08.07.2026 was postponed and it was decided that the case be listed for 15.07.2026.
5. However, the promoter vide reply dated 07.07.2026, had complied with the above deficiency.
6. Today, after consideration, the Authority found the project fit for grant of registration subject to the following special conditions: - :-
- 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 floors/apartments shall be sold. The Promoter is also directed to issue a public notice of size 3 x 3 (inches) (in two newspapers widely circulated in the area including one in Hindi) 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 the prior permission of the Authority.
 - The payment plan approved in Form REP-I, having quantum of all other charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA. No other charges, except those explicitly mentioned in the payment plan as submitted in the Authority, shall be payable by the allottees.
 - Promoter shall submit a revised copy of service plans/estimates approved by the Town & Country Planning Department with density of 18 persons per plot within a period of three months.
 - 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. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with its validity as issued by the Authority. The QR code, RC number alongwith validity should be affixed on the top-right corner 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.
- 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. That any change in the communication address shall be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in Form REP-I.
7. Disposed of. File be consigned to record room after issuance of registration certificate.



True copy

Secretary (Acting),
HREERA, Panchkula

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

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16/7/26

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