



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project "Fortesia" an affordable Residential plotted colony under DDJAY on land measuring 11.475 acres in Village Sunari Khurd, Sector- 22D, Rohtak, vide

Registration No. : HRERA-PKL-RTK-25-2018

Dated: 18.7.2018

Following details of the project have been provided by the promoter:

1. Particulars of the promoter:

The promoter of the project is Fortesia Realty Pvt. Ltd, J-221, Sarita Vihar, New Delhi-110076. The promoter is a Private limited company registered with Registrar of Companies, Delhi and Haryana with Corporate Identity Number- CIN: U70200DL2011PTC224926, having PAN No. AAQCS3837A.

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2. The Directors of the company are:

a) Sanjay Mangla

84/5, Moti Colony, Behind Petrol Pump, Palwal (Haryana)- 121102.

Phone No. : 9212463309 .

b) Puneet Gupta

H.No.-2162, Sector-28, H.B. Colony, Faridabad.

Phone No. : 9582385717.

3. The contact details of the promoter are:

Phone No. 9810773333, 011-41078899

Email forteasiarealty2016@gmail.com

4. The promoter has not launched any project during the last five years.

5. Particulars of the project:

The project will be set up on 11.475 acre land. The land is owned by Forteasia Realty Pvt. Ltd.

6. The Town & Country Planning Department, Government of Haryana has issued license No.109 of 2017 dated 21-12-2017 in favour of Kashish Buildtech Pvt. Ltd. This licence was transferred by Director Town and Country Planning in favour of Forteasia Realty Pvt. Ltd on 27-6-2018. The said licence is valid till 20-12-22.

7. Layout plan of the project has been approved by the Town and Country Planning Department, Government of Haryana vide Drawing No.DTCP-6121 dated 17-10-17. The layout plan shall be displayed by the promoter at the site and at its office all the time.



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8. Detail of the plots in the project are as under:

Sr.No.	Area of the Plot (in sqmts)	Number of plots
1	137.86	19
2	84.50	185
3	74.52	54
4	57.50	16
Total		274

50% residential saleable area has been freezeed out of which 15% is mortgaged.

*No Plots have been sold as on date.

9. Detail of the apartments/villas in the Project as under:

Type	Carpet area (in sq. ft.)	No. Of apartments/villas
i	540	50

10. Details of services and facilities which will be provided inside the project area:

Sr. No.	Name of the facility	Estimated cost (in lacs) within the Project area only	Remarks Yet to be prepared /Submitted to HUDA, Town & Country Planning Department/ as per project report etc.(Annex relevant documents showing costing details etc. in folder C)
1	Internal roads and pavements	227	
2	Water supply system	218	
3	Storm water drainage	131.00	
4	Sewage treatment & Garbage disposal	113.60	
5	Street lighting	14.50	
6	Horticulture	6.87	
7	Maintenance (5 year)	118.36	

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11. Approvals/ NOCs from various agencies for connecting external services.

Facility	External/connecting service to be provided by	Whether Approval taken from the agency concerned. Yes/No (Annex details in folder C)
Roads	Main jhajjar Road through Omaxe	Not Required
Water supply	HUDA	To be Taken
Sewage disposal	HUDA/ Horticulture	To be Taken
Electricity	DHBVN	To be Taken
Storm water drainage	HUDA	To be Taken

12. The total land of the project measuring 11.475 acres will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (acres)
1	Plots to be sold	5.756
2	Commercial Area	0.390
3	Area under parks	.868
4	Area under Community Facility	1.15
5	Area under roads and others	3.306

13. Estimated cost of the project is Rs 20.21 cr (including land cost)

i	Cost of land	6.42 Cr.
ii	Cost of Infrastructure and other structures	8.29 Cr.
iii	Estimated cost of Construction of apartments/ Villas.	4.50 Cr.
iv	Shops/Booths	1.00 Cr.

d

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It is a new Project. Its development will start in August' 2018 and the Projected date of completion is 20.12.2022.

15. Quarterly schedule of the development of the project:**(a) Apartments/Shops:**

Particulars	Expenditure incurred till the date of application	Expenditure to be made in each quarter(IN Lacs)						
		Jan-Mar 2019	Apr-June 2019	July-Sept. 2019	Oct-Dec 2019	Jan-Mar 2020	Apr-June 2020	July-Sep 2020
Apartments/Villas	Nil	30	28	28	28	28	28	28
Shops/ Booths	Nil	6.25	6.25	6.25	6.25	6.25	6.25	6.25

Expenditure to be made in each quarter									
Oct-Dec 2020	Jan-Mar 2021	Apr-June 2021	July-Sep 2021	Oct-Dec 2021	Jan-Mar 2022	Apr-June 2022	July-Sept 2022	Oct-Dec 2022	Grand Total (in Cr)
28	28	28	28	28	28	28	28	28	4.5
6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	1.0

(b) Infrastructure

Particulars	Expenditure to be made in each quarter (in lacs)								
	July-Sep 2018	Oct-Dec 2018	Jan-Mar 2019	Apr-June 2019	July-Sept 2019	Oct-Dec 2019	Jan-Mar 2020	Apr-June 2020	July-Sept 2019
Roads & Pavements	12.61	12.61	12.61	12.61	12.61	12.61	12.61	12.61	12.61
Water supply system	12.11	12.11	12.11	12.11	12.11	12.11	12.11	12.11	12.11
Sewerage treatment & garbage Disposal	6.31	6.31	6.31	6.31	6.31	6.31	6.31	6.31	6.31
Storm water drainage	7.28	7.28	7.28	7.28	7.28	7.28	7.28	7.28	7.28
Horticulture	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38
Street Lighting	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81

Expenditure to be made in each quarter (in lacs)									
Oct-Dec 2020	Jan-Mar 2021	Apr-June 2021	July-Sept 2021	Oct-Dec 2021	Jan-Mar 2022	Apr-June 2022	July-Sept 2022	Oct-Dec 2022	Grand Total
12.61	12.61	12.61	12.61	12.61	12.61	12.61	12.61	12.61	226.98
12.11	12.11	12.11	12.11	12.11	12.11	12.11	12.11	12.11	217.98
6.31	6.31	6.31	6.31	6.31	6.31	6.31	6.31	6.31	113.58
7.28	7.28	7.28	7.28	7.28	7.28	7.28	7.28	7.28	131.04
.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	6.84
.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	14.58

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16. The following statutory approvals have already been obtained.

- (i) License
- (ii) Layout plan
- (iii) Demarcation

17. The following statutory approvals have been applied for but yet to be received:

- (i) Zoning Plan
- (ii) Service Estimates: 25-6-2018

18. Application for following statutory approvals are yet to be filed and will be filed in the time schedule given below:

- (i) Electricity Plan : 18-10-18
- (ii) Building Plan-Villas: Proposed date 18-1-2019

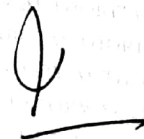
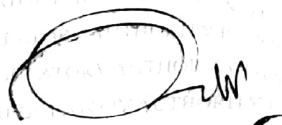

19. Contact person at the site office:

Name : Muniraj Jayant

Phone No. : 8076950386

Email Id : forteasiarealty2016@gmail.com

20. The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the Axis Bank Malviya Nagar, New Delhi account number 918020037244246; IFSC Code UTIB0000206; MICR code 110211024. The money from the aforesaid account shall be drawn only towards meeting the cost of construction. A statement of the amount drawn from the account along with a certificate of the Registered Engineer, Architect and the Chartered Accountant shall be submitted to the Authority every quarter.



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21. This Certificate of Registration is issued subject to the following conditions that the Promoter shall:

- i) strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.
- ii) strictly abide by the declaration made in form REP-II
- iii) apart from the price of the plot/apartments/villas, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
- iv) the Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to plots sold/booked and expenditure made in the project.
- v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.

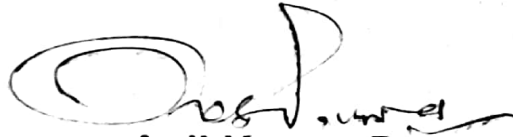


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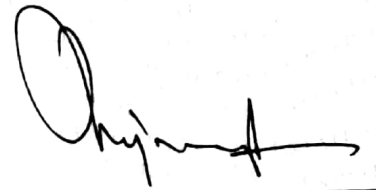
vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.



Dilbag Singh Sihag
Member



Anil Kumar Panwar
Member



Rajan Gupta
Chairman