



## HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered "44 SCO's and 1 clinic forming part of commercial site -I" on land measuring 1.098 acres forming part of 111.62 acres residential plotted colony situated in Sector – 26 & 28, Omaxe City, Rohtak, Haryana vide

**Registration No. : HRERA-PKL-RTK-63-2018      Dated: 26.10.2018**

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

### 1. Particulars of the promoter:

The promoter of the project is M/s Forteasia Realty Pvt. Ltd, having its registered office at J-221, Sarita Vihar, New Delhi-110076. The promoter is a Private limited company registered with Registrar of Companies, National Capital Territory of 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) Sh. Sanjay Mangla  
84/5, Moti Colony,  
Behind Petrol Pump,  
Palwal (Haryana) -121102  
Phone No. : 9212463309

b) Sh. Puneet Gupta  
H. No.-2162, Sector- 28,  
H. B. Colony, Faridabad.  
Phone No. : 9582385717

### 3. The contact details of the promoter are:

M/s Fortesia Realty Pvt. Ltd,  
J-221, Sarita Vihar,  
New Delhi-110076  
Phone No. : 011-41078899  
Email ID: forteasiarealty2016@gmail.com

### 4. The promoter has launched following projects in last five years:

- (i) Name True Villas Developers Pvt. Ltd.  
Sector-28 & 28 A, Bahadurgarh, Haryana.  
Area – 14.0625 acres  
No. of Villas – 57  
No. of Plots – 283  
Stage of development Already Complete  
No. of pending litigation Nil

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### 5. Particulars of the project:

The project will be set up on land measuring 1.098 acres in Sector -28, Omaxe City, Rohtak. The land is owned by M/s Forteasia Realty Pvt. Ltd. through sale deed dated 26<sup>th</sup> May, 2016.

6. The Town & Country Planning Department, Government of Haryana has issued license Nos. 527 -542 of 2006 dated 06.03.2006 which is valid upto 05.03.2019 and license No. 23 of 2009 dated 06.06.2009 which is valid upto 05.05.2019.

7. The standard design of these SCO's were approved by the Town & Country Planning Department, Haryana on 31.05.2016.

### 8. Detail of the Plots in the project are as under:

| Type of Plots  | Carpet area ( in sq mts.) | No. Of Plots |
|----------------|---------------------------|--------------|
| 1) SCO Plot    | 32.70                     | 43           |
| 2) ATM Plot    | 59.91                     | 1            |
| 3) Clinic Plot | 83.55                     | 1            |

12 SCO's have been sold upto the date of application.

### 9. Details of services and facilities which will be provided inside the project as per service plan estimates:

| Sr. No. | Name of Facility                    | Estimated cost( in lacs) | Remarks  |
|---------|-------------------------------------|--------------------------|--|
| 1       | Internal roads and pavements        | 31.50                    | Service Plan estimates are approved by DTCP in favour of M/s Omaxe Ltd. vide letter dated 01.02.2011 |
| 2       | Water supply system                 | 6.00                     |  |
| 3       | Storm water drainage                | 6.50                     |  |
| 4       | Sewage treatment & Garbage disposal | 10.00                    |  |
| 5       | Street lighting                     | 3.00                     |  |
| 6       | Electricity supply system           | 3.00                     |  |

**HARYANA REAL ESTATE REGULATORY AUTHORITY****PANCHKULA****10. Approvals/ NOCs from various agencies for connecting external services.**

| Facility             | External/ connecting service to be provided (Name the agency) | Whether Approval taken from the agency concerned. Yes/No |
|----------------------|---|--|
| Roads                | OMAXE   | Yes  |
| Water supply         | OMAXE   | Yes  |
| Electricity          | OMAXE   | Yes  |
| Sewage disposal      | OMAXE   | Yes  |
| Storm water drainage | OMAXE   | Yes  |

**11. The total land of the project measuring 1.098 / 4443.606 sq. mts. will be utilised in the following manner:**

| Sr. No. | Land area under usage                             | Area of land (in sq. mts.) |
|---------|---|----------------------------|
| 1.      | Plots to be sold ( Ground Coverage area Built up) | 1549.60                    |
| 2.      | Roads   | 775.90                     |
| 3.      | Pavements   | 245.62                     |
| 4.      | Vehicle Parking                                   | 1872.48                    |
|         | Total   | 4443.606                   |

**12. Estimated cost of the project is 4.85 Cr. ( including the land cost)**

- i Cost of land 3.75 Cr.
- ii Cost of Infrastructure and other structures 0.60 Cr.
- iii Other costs including EDC, Taxes, Levies etc. 0.50 Cr.

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### 13. Current stage of development of the project:

This is an ongoing project. Its development was started in July 2018.

Scheduled date of completion of the project is 31st December 2019.

- In case of delayed possession beyond the agreed terms and conditions, delay penalty shall be applicable.

### 14. Quarterly schedule of the development of remaining part of the project:

#### (a) Infrastructure:

| Particulars               | Expenditure incurred till the date of application | July-Sep | Oct-Dec | Jan-Mar | Apr-June | July-Sept | Oct-Dec | Grand Total  |
|---------------------------|---|----------|---------|---------|----------|-----------|---------|--------------|
|                           |   | 2018     | 2018    | 2019    | 2019     | 2019      | 2019    |              |
| Roads                     | NIL   | 5.25     | 5.25    | 5.25    | 5.25     | 5.25      | 5.25    | 31.50        |
| Water supply              | NIL   | 1.00     | 1.00    | 1.00    | 1.00     | 1.00      | 1.00    | 6.00         |
| Sewerage                  | NIL   | 1.66     | 1.66    | 1.66    | 1.66     | 1.66      | 1.66    | 10.00        |
| Electricity Supply System | NIL   | 0.50     | 0.50    | 0.50    | 0.50     | 0.50      | 0.50    | 3.00         |
| Storm water               | NIL   | 1.08     | 1.08    | 1.08    | 1.08     | 1.08      | 1.08    | 6.50         |
| Street Lighting           | NIL   | 0.50     | 0.50    | 0.50    | 0.50     | 0.50      | 0.50    | 3.00         |
| <b>TOTAL</b>              |   |          |         |         |          |           |         | <b>60.00</b> |

### 15. The following statutory approvals have already been obtained.

- License No. 527-542 of 2006 dated 06.03.2006 and license No. 23 of 2009 dated 06.06.2009
- EC & Service Plan Estimate
- CTE, Fire NOC

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

A request for issuance of completion certificate for land measuring 111.62 acres has been submitted to Director General Town and Country Planning by M/s Omaxe Ltd. on 06.01.2016.

17. Contact person at the site office:

Name : Kapil Goyal

Phone No. : 9810773333

18. Financial details:

| Particulars  | Crores |
|--|--------|
| i. Total sale value of booked Plots, on the date of application/end of last quarter  | 3.64   |
| ii. Total amount received from the allottees (booked Plots), on the date of application/end of last quarter                            | 1.07   |
| iii. Balance amount to be received from the allottees (booked Plots, after completion), on the date of application/end of last Quarter | 2.57   |
| iv. Amount invested in the project upto the date of application  | 4.35   |
| v. Balance cost to be incurred for completion of the project and delivery of Possession  | 0.49   |

19. The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the account number 916020044002930 of Axis Bank, Malviya Nagar, New Delhi; IFSC Code UTIB0000206; MICR code 110211024. The money from the aforesaid account shall be drawn only towards meeting the cost of construction (Actual to be given in The Haryana Real Estate Regulatory Authority, Panchkula, (Registration of Projects) Regulations, 2018 in Regulation 14(xiii). A statement of the amount

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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.

0. 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) In case of unsold commercial shops the promoter shall not demand or receive from the allottees any other cost, fee or charge other than the price of the shops 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 commercial shops sold/booked and expenditure made in the project.

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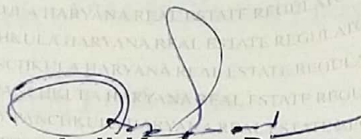
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v) A copy of the brochure and each advertisement(s) and Buyers Agreement in accordance with RERA rules shall be submitted to the Authority immediately after publication.

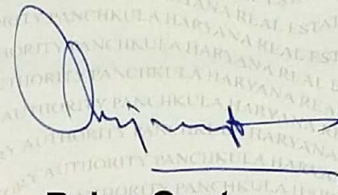
vi) Adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.



**Dilbag Singh Sihag**  
Member



**Anil Kumar Panwar**  
Member



**Rajan Gupta**  
Chairman