



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 10.09.2025.

Item No. 299.30

Request for permission for change of RERA Collection and RERA Escrow Account.

Promoter: Mansha Buildwell Private Limited.

Project: "Mansha Orchid"- An Affordable Residential Plotted Colony on land measuring 11.256 acres situated in the revenue estate of village Dayalpur, Sector-110, Faridabad, Haryana.

Reg. No.: HRERA-PKL-FBD-401-2023 dated 09.02.2023 valid upto 25.12.2027.

Temp ID: RERA-PKL-1195-2022

1. M/s Mansha Buildcon Private Limited vide letter dated 17.08.2023 has requested for permission to change the RERA bank account. However, vide reply dated 28.06.2024, request was made to withdraw their request submitted vide letter dated 17.08.2023.

2. On 04.12.2024, Authority decided that as promoter has mortgaged project land to the financial institution for obtaining loan, he should submit an undertaking of the financial institution – that once the entire sale proceeds of the plot are deposited by the buyer in the RERA Account, the lenders shall release their charge/mortgage on such unit and provide NOC for the execution of sale/conveyance deed. Promoter should also submit copy of demarcation plan and environment clearance certificate before next date of hearing."

3. On 29.01.2025, Authority decided that promoter should submit the following documents before the next date of hearing:



- i. NOC from financial institution (that once the entire sale proceeds of the plot are deposited by the buyer in the RERA Account, the lenders shall release their charge/mortgage on such unit.
- ii. Copy of demarcation plan.
- iii. Environment clearance certificate.

4. On 09.04.2025, Sh. Jyoti Sidana informed that reply has been submitted in the Authority on 08.04.2025.

5. Vide letter dated 08.04.2025, promoter states:

- i. That the said loan was taken from Aditya Birla Finance Ltd. which stands repaid on 18.05.2024 and that they have applied for grant of completion certificate;
- ii. Copy of demarcation and zoning plan submitted;
- iii. EC is not applicable.

6. On the last date of hearing that is 16.07.2025, Authority directed the promoter to submit the supporting documents related to point no. (i) & (ii), one week before the next date of hearing, i.e., 10.09.2025. No reply has been received.

7. Today, neither any one appeared nor any reply has been filed by the promoter. After consideration, the Authority decided to grant one more opportunity to the promoter to file reply a week before the next date of hearing.

8. Adjourned to 10.12.2025.



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.

STP

All LA's (Shubham, Tushar, Karanveer, Dhruv, Indu)


1/10