



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. 299.31

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

Promoter: Mansha Buildcon Private Limited.

Project: Commercial Plotted Colony namely "Mansha Vega Street" on land measuring 4.643 acres situated in revenue estate of village Bhatola, Sector-82, Faridabad Haryana.

Reg. No.: HRERA-PKL-FBD- 275-2021 dated 22.10.2021 valid upto 16.05.2026.

Temp ID: RERA-PKL-954-2021.

1. The matter was last considered by the Authority in its meeting held on 13.11.2024 wherein following was observed:

"8. After consideration, Authority decided as under:

- i. Loan amount of ₹30 crores should be deposited in RERA Bank Account which will be utilized for development of project.
- ii. Promoter should submit an undertaking from bank that once the entire sale proceeds of the plot are deposited by the buyer in the RERA Account, the lenders shall release the charge/ mortgage and provide NOC from the execution of sale/ conveyance deed.
- iii. As the promoter has submitted revised layout plan, service estimates and plans, consent of 2/3rd allottees is required.
- iv. Copy of approved demarcation plan, zoning plan and environment clearance be submitted."

2. On 15.01.2025, Sh. Jyoti Sidana, AR requested for some time to submit the reply. On 26.03.2025, Sh. Jyoti Sidana informed that reply has been submitted on 24.03.2025. The Authority directed the office to examine the reply and place it on the next date of hearing.



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3. Vide reply dated 24.03.2025, the promoter has submitted the following:
- That the loan was initially taken for the execution of the two projects of the company in which one project namely "Mansha Oaks" stands completed and CC was granted on 17.05.2024. However, the application for grant of CC in project "Mansha Vega Street" is submitted in DTCP and 100% development works stands completed at site.
 - That the said loan was taken from Aditya Birla Finance Ltd. which stands repaid on 18.05.2025.
 - That revised layout plan was approved due to issuance of additional license no. 56 of 2022 dated 06.05.2022 for an area measuring 0.409 acres in which 6 plots have been added. As per DTCP policy there was no alteration/change in existing planning of plots of the said project hence, there was no need of 2/3rd consent in this case.
 - Standard design was approved by the Department instead of approval of demarcation-cum-zoning plan in this commercial colony. Further, it is to clarify that EC is not applicable on this project and the company is selling the plots only. The standard designs stands already submitted with the application of registration.
4. The promoter requests to the Authority that they will continue the existing RERA accounts without any changes into that and withdraw their subjected application.
5. On 02.07.2025, Authority directed the promoter to submit the following:
- When the loan amount received from the bank along with the sanction letter.
 - Loan amount received towards both the projects separately.
 - Promoter should submit the proof of depositing the entire loan amount along with its closure report.
6. No reply has been received from the promoter.
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, Karanvir, Dhruv, Jyoti)
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