



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA SUPPLEMENTARY REGISTRATION

Registration Certificate No. HRERA-PKL-FBD-275-2021 dated 22.10.2021

Project: "MANSHA VEGA STREET" a Commercial Plotted Colony measuring 4.643 acres situated in the revenue estate of village Bhatola, Sector-82, Faridabad

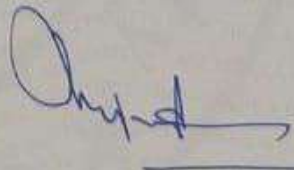
Promoters: Mansha Buildcon Private Limited, P-23, Sector-75, Faridabad, Haryana 121002

The request of the promoter to register six commercial plots to be developed on 0.409 acres land contiguous to the already registered colony bearing Registration No. HRERA-PKL-FBD-275-2021 dated 22.10.2021 was placed before the Haryana Real Estate Regulatory Authority, Panchkula (HRERA Panchkula) in its meeting held on 09.06.2022, vide Item No. 176.12 where the Authority observed that since a common layout plan measuring 4.643 acres has been approved in respect of the earlier registered project as well as the supplementary project, therefore there is no need to get this supplementary portion registered as a separate independent project.

The revised layout plan along with revised proforma A to H have been uploaded on the web portal of the Authority.

Rest of the terms and conditions of the said certificate shall remain unchanged. This Supplementary Registration shall be part and parcel of the Registration Certificate No. HRERA-PKL-FBD-275-2021 dated 22.10.2021 issued by the Authority.


Dilbag Singh Sihag
Member


Rajan Gupta
Chairman

HRERA
Panchkula

Temp Project Id : RERA-PKL-PROJ-1063-2022

Submission Date : 22-05-2022 05:33:15 PM

Applicant Type : Company

Project Type: NEW

Forwarding letter and Index

From

MANSHA BUILDCON PVT. LTD.
P-23 SECTOR-75
FARJDA KAD, HARYANA

To

The Haryana Real Estate
Regulatory Authority,
Panchkula.

Sir,

Enclosed is an application for registration of real estate project named

MANSHA VEGA STREET
located at SECTOR-82, VILLAGE BHATOLA, FARJDA KAD.

All parts REP-I-A to REP-I-H duly filed up, along with Annexures are submitted herewith for consideration of the Authority. Index of all the documents is as follows:

Index

Sr.No.	Forms		Folders	
	Form No.	Pages	Number	Pages
1	REP-I-Part-A		A	
2	REP-I-Part-B		B	
3	REP-I-Part-C		C	
4	REP-I-Part-D		D	
5	REP-I-Part-E		E	
6	REP-I-Part-F		F	
7	REP-I-Part-G		G	
8	REP-I-Part-H		H	

Dated: _____

For MANSHA BUILDCON PVT. LTD.
Signature of the Applicant
Mobile No. _____
Email ID _____
Director

FORM REP-I

Part - A

1. Name and registered address of the company
(Annex a copy in Folder A)

MANSHA BUILDCON PRIVATE LIMITED

P-23 SECTOR-75, FARIDABAD

Phone(Landline)

Phone(Mobile)

9810855773 (Number Shared by Promoter in Public)

Email ID

MALIKASSOCIATES@GMAIL.COM

Website

https://manshagroup.in

Pan No.

(Annex a copy in Folder A) XXXX898D

CIN No.

(Annex a copy in Folder A) U70109HR2006PTC081926

2. Managing Director/HOD/CEO:

Name : **NARESH KUMAR MALIK**

Residential Address : **H. NO. 486 SECTOR-8 FARIDABAD-121006 HARYANA**

Phone (landline)

Phone (Mobile) **9810855773** (Number Shared by Promoter in Public)

Email ID **MALIKASSOCIATES@GMAIL.COM**

PAN No. **XXXX679E**

(Annex a copy in Folder A)



3. Director 1:

Name : **HIMANSHU MALIK**

Residential Address : **H. NO. 486 SECTOR-8 FARIDABAD-121006 HARYANA**

Phone (landline)

Phone (Mobile) **8447129022** (Number Shared by Promoter in Public)

For **MANSHA BUILDCON PVT. LTD.**

(Handwritten Signature)
Director



Email ID HIMANSHU.MALIK0511@GMAIL.COM

PAN No. XXXX947A
(Annex a copy in Folder A)

4. Authorised representative
for correspondance with
Authority:

Name : NARESH KUMAR MALIK

Residential Address : H. NO. 486 SECTOR-8 FARIDABAD-
121006 HARYANA

Phone (landline)

Phone (Mobile) 9810855773 (Number Shared by Promoter in
Public)

Email ID MALIKASSOCIATES@GMAIL.COM

PAN No. XXXX679E
(Annex a copy in Folder A)



I hereby declare that the above information and particulars are based on record and are true
to the best of my knowledge and belief and nothing has been concealed.

For **MANSHA BUILDCON PVT. LTD.**
Signature of the Applicant
authorised representative
Stamp _____
Date _____ Director

FORM REP-I

Part - A**Location and Address of the project:**

1. Name of the project	MANSHA VEGA STREET
2. Address of the site of the project (Annex a copy in Folder A)	VILLAGE BHATOLA, SECTOR-82
	Tehsil FARIDABAD
	District FARIDABAD
3. Contact details of the site office of the project:	
	Phone(Landline)
	Phone(Mobile) 8398098369 (Number Shared by Promoter in Public)
	Email MALIKASSOCIATES@GMAIL.COM
4. Contact person at the site office:	
	Name NARENDER SINGH
	Phone(Landline)
	Phone(Mobile) 8398098369 (Number Shared by Promoter in Public)
	Email MALIKASSOCIATES@GMAIL.COM

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

For **Signature of the Applicant**
Authorized Representative
 Stamp _____
 Date _____ **Director**

FORM REP-I

Part - A

Fee Details

As per sub-rule(2) of rule 3 of the Haryana Real Estate (Regulation and Development) Rules,2017, the fee for registration of the project as has been calculated as follows:

2. The aforesaid fees is hereby deposited vide following Drafts/ Banker's Cheques:-

Sr No.	Draft/Cheque No.	Draft Date	Amount	Payee Bank	Payable To
1	0	19-05-2022	75000	ONLINE PAYMENT THRU RERA PORTAL	HRERA Panchkula

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

For MANSHA BUILDCON PVT. LTD.
 Signature of the Applicant _____
 Mobile no. _____
 Email ID _____
 Director


FORM REP-I

Part - B

Information relating to the project land and license:

- | | |
|--|---|
| 1. Land area of the project | 0.409 (Acre) |
| 2. Permissible FAR | 1.5 |
| 3. FAR proposed to be utilized in the project | 1.5 |
| 4. Total licensed area, if the land area of the present project is a part thereof | 0.409 (Acre) |
| 5. License number granted by the Town & Country Planning Department for the project/Allotted By Municipal Corporation/Permission by Local Bodies
(Annex copy in folder B) | License No. 56 of 2022 Dated 06.06.2022 (valid upto 05.05.2027) |
| 6. Is the applicant owner-licensee of the land for which the registration is being sought. | Yes |

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

For M/S. **ASHA BUILDCON PVT. LTD.**
 Applicant /
 Authorised
 Representative
 Stamp  Director

Date _____

FORM REP-I

Part - C**Project Details:**

1. Estimated cost of the project: (Annex a copy of the project in Folder C)	474.06 Lakhs
i. Cost of the land (if included in the estimated cost)	71.49 Lakhs
ii. Estimated cost of construction of apartments	0 Lakhs
iii. Estimated cost of infrastructure and other structures	71.40 Lakhs
iv. Other Costs including EDC, Taxes, Levies etc.	331.17 Lakhs

2. The total land of the project measuring 0.409 Acres will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (Acres)
1	PLOTS TO BE SOLD	0.14314
2	LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS	0
3	CONSTRUCTION OF ROADS	0.26586
4	PAVEMENTS	0
5	PARKS AND PLAYGROUNDS	0
6	GREEN BELTS	0
7	VEHICLE PARKINGS	0
8	ELECTRICITY SUB-STATION	0

9	CLUB HOUSE	0
10	SEWAGE AND SOLID WASTE TREATMENT FACILITY	0
11	AREA TO BE LEFT FOR TRANSFERRING TO THE GOVERNMENT FOR COMMUNITY SERVICES	0
12	ANY OTHER	0
	Total	0.409

For MANSHA BUILDCON PVT. LTD.


Director

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

Facility	External/ connecting service to be provided by (Name the agency)	Whether Approval taken from the agency concerned. Yes/No (Annex details in folder C)
ROADS	HSVP	No
WATER SUPPLY	HSVP	No
ELECTRICITY	DHBVNL	No
SEWAGE DISPOSAL	HSVP	No
STORM WATER DRAINAGE	HSVP	No

For MANSHA BUILDCON PVT. LTD.

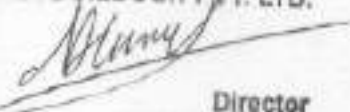


Director

4.Details of services and facilities which will be provided inside the project area as per service plan estimates and/or the project report:

Sr. No.	Name of the facility	Estimated cost (In Lakhs) (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	14.05	AS PER PROJECT REPORT
2	WATER SUPPLY SYSTEM	11.26	AS PER PROJECT REPORT
3	STORM WATER DRAINAGE	6.34	AS PER PROJECT REPORT
4	ELECTRICITY SUPPLY SYSTEM	9.30	AS PER PROJECT REPORT
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	7.93	AS PER PROJECT REPORT
6	STREET LIGHTING	2.55	AS PER PROJECT REPORT
7	SECURITY AND FIRE FIGHTING	0	YET TO BE PREPARED
8	PLAYGROUNDS AND PARKS	2.66	AS PER PROJECT REPORT
9	CLUB HOUSE/COMMUNITY CENTRE	0	YET TO BE PREPARED
10	SHOPPING AREA	0	YET TO BE PREPARED
11	RENEWABLE ENERGY SYSTEM	0	YET TO BE PREPARED
12	SCHOOL	0	YET TO BE PREPARED
13	HOSPITAL/DISPENSARY	0	YET TO BE PREPARED
14	ANY OTHER	17.31	YET TO BE PREPARED

For MANSHA BUILDCON PVT. LTD.



Director

5. (a) Date of approval of latest layout plans granted by Town & Country Planning Department on the basis of which the project will be executed. 09-05-2022 (date)

6. Date of approval of Building Plans NA (date)

FOR ANSHA BUILDCON PVT. LTD.



Director

7. New projects:

i) Likely date of starting the construction work 01-06-2022

ii) Likely date of completing the project 16-05-2026

iii) Sizes of the plots to be offered in the project

Plot Area(In Square Meter)	Number of plots in the project
57.928	5
68.848	1

iv. Type of apartments to be constructed in the project:

Type	Carpet area(In Square Meter)	Number of apartments	Number of towers
Apartment/Shops/Other Buildings	0	0	0

For MANSHA BUILDCON PVT. LTD.



Director

(vi) Quarterly schedule of development of whole/remaining part of the project:

(c) Apartments/Shops/Other Buildings

Expenditure incurred till the date of application (In Lakhs)

Particulars	Expenditure
Apartments	0
Shops	0
Plots	0

Expenditure to be made in each quarter (In Lakhs)

Particulars	Expenditure to be made in each quarter ()			
	Apr-June	July-Sep	Oct-Dec	Jan-Mar

For MANSHA BUILDCON PVT. LTD.



Director

(d) Infrastructure

Expenditure incurred till the date of application (In Lakhs)

Particulars	Expenditure
-------------	-------------

For MANSHA BUILDCON PVT. LTD.

Director

Expenditure to be made in each quarter (In Lakhs)

Particulars	Year-2022			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements		0	0	0
Water Supply System		0	0	0
Sewerage treatment & garbage disposal		0	0.79	0.79
Electricity Supply System		0	0	0
Storm Water Drainage		0	0.63	0.63
Parks and Playgrounds		0	0	0
Clubhouse/community centres		0	0	0
Shopping area		0	0	0
Other		0	0	0

Particulars	Year-2023			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	0	0	1.41	1.41
Water Supply System	0	0	1.13	1.13
Sewerage treatment & garbage disposal	0.79	0.79	1.59	1.59
Electricity Supply System	0	0	0	0
Storm Water Drainage	0.63	0.63	1.27	1.27
Parks and Playgrounds	0	0	0	0
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	0	0	0	0

Particulars	Year-2024			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	1.41	1.41	1.41	1.41

Water Supply System	1.13	1.13	2.25	2.25
Sewerage treatment & garbage disposal	1.59	0	0	0
Electricity Supply System	0	0	0	0
Storm Water Drainage	1.27	0	0	0
Parks and Playgrounds	0	0.27	0.27	0.27
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	0	1.99	1.99	1.99

Particulars	Year-2025			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	1.41	1.41	1.41	1.41
Water Supply System	2.25	0	0	0
Sewerage treatment & garbage disposal	0	0	0	0
Electricity Supply System	0	0	0.93	0.93
Storm Water Drainage	0	0	0	0
Parks and Playgrounds	0.27	0.27	0.27	0.27
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	1.99	1.99	1.99	1.99

Particulars	Year-2026			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	0	0	0	0
Water Supply System	0	0	0	0
Sewerage treatment & garbage disposal	0	0	0	0
Electricity Supply System	0.93	0.93	1.86	1.86
Storm Water Drainage	0	0	0	0
Parks and Playgrounds	0.27	0.27	0.27	0
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	1.99	1.99	1.99	0



Particulars	Year-2027			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	0			
Water Supply System	0			
Sewerage treatment & garbage disposal	0			
Electricity Supply System	1.86			
Storm Water Drainage	0			
Parks and Playgrounds	0			
Clubhouse/community centres	0			
Shopping area	0			
Other	0			

It is hereby stated and declared and the above information is correct and true and nothing has been concealed or misrepresented.

Signature of the Applicant / Authorised Representative

Stamp _____

Date _____ For MANSHA BUILDCON PVT. LTD.


Director

FORM REP-1


Part - D

Accounts related information:

1. Annex copy of the balance sheet of last 3 years Yes
2. In case of on-going projects, cash flow statement since start of the project up-to-date in folder D.
Total receipt of funds, sources of funds and deployment of funds should be stated in tabulated form. No
3. Bank account to which the deposits received from apartment buyers will be credited
- Bank and Branch address HDFC BANK, SECTOR-9 FARIDABAD BRANCH
 - Bank Account number 50200060830260
 - IFSC code HDFC0000619
 - MICR code 110240107
 - Branch code 619
4. Name and address of the person/persons who would ordinarily be operating the account (Change at any time must be intimated to the Authority) NARESH KUMAR MALIK, H. NO. 486 SECTOR-8 FARIDABAD-121006 HARYANA
5. Attach certificate issued by a Chartered Accountant that the applicant has not defaulted in its debt liabilities in the past five years in folder D. (In case of default, give details) Uploaded in upload Section.

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

For MANSHA BUILDCON PVT. LTD.

Signature of the Applicant / Authorised Representative  Director
Stamp _____
Date _____

FORM REP-I

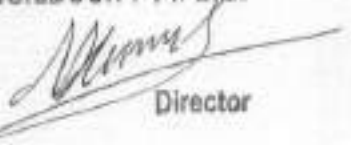
Part - E

Details of the statutory approvals:

1. Annex copies of the following in Folder E:

i. Lay out Plan	Yes
ii. Demarcation Plan	No
iii. Zoning Plan	No
iv. Building Plan	No
● Site Plan	No
● Floor Plan	No
● Apartment Plans	No
● Elevation Section	No
● Detail of Permissible FAR	No
● Detail of covered area achieved FAR	No

For MANSHA BUILDCON PVT. LTD.

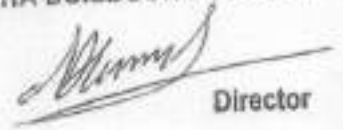


Director

2. Annex copies of the following in Folder E:

I. ROADS AND PAVEMENT PLAN	No
II. ELECTRICITY SUPPLY PLAN	No
III. WATER SUPPLY PLAN	No
IV. SEWERAGE AND GARBAGE DISPOSAL PLAN	No
V. STROM WATER DRAINAGE	No
VI. 10% LAND TO BE TRANSFERRED TO THE GOVT. FOR COMMUNITY FACILITY	No
VII. STREET LIGHTING PLAN	No
VIII. PARKING PLAN	No

For MANSHA BUILDCON PVT. LTD.



Director

3. Statutory Approvals Status

Statutory Approvals	Statutory Approvals Status	Date
I. LICENSE NO. 56 OF 2022	ALREADY BEEN OBTAINED	06-05-2022
II. LAYOUT PLAN	ALREADY BEEN OBTAINED	09-05-2022

It is undertaken that the project shall be completed within the time schedule given in Part C and the same will not be delayed on account of non- receipt of any of the statutory approval. The liability for the non-receipt of any of the statutory approval shall be that of the promoter and in case of delay, compensation as per law may be given to the allottees.

For **MANSHA BUILDCON PVT. LTD.**
Signature _____
Seal _____
Date _____ Director

FORM REP-I

Part - F

1. A copy of the draft allotment letter by which the apartment shall be allotted/ booked in favour of the apartment buyers. **Yes**
(Annex a copy in Folder F)

2. A copy of the Draft Agreement which shall be made before seeking any deposit exceeding 10% of the cost of the apartment. (Based on the model agreement prescribed in the Rules) **Yes**
(Annex a copy in Folder F)

3. Gist of the important provisions of the Draft Agreement **The Provisions of Model Agreement of RERA have been incorporated into Draft agreements.**
(Annex a copy in Folder F)

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant /
Authorised Representative
Stamp
Date

For **MANVIA BUILDCON PVT. LTD.**


Director

FORM REP-1

Part - G

Projects launched by the promoter in last five years:

1. Name and location of the project **MANSHA CITY, SECTOR-9PALWAL NUH ROAD**
2. Particulars of the project in brief:
- i. Total area of the project **8.76875**
- ii. Total number of apartments **0**
- iii. Total number of plots **191**
3. The number of plots/ apartments booked/sold to the allottees:
- (a) Apartments **0**
- (b) Plots **182**
4. Details of the expenditure incurred upto date:

	Initially estimated cost (In Lakhs)	Revised cost (In Lakhs)	Expenditure incurred upto the date of application (In Lakhs)
Total cost of the project (Other than cost of land)	1427.77	1427.77	853.56
Cost of the apartments	0	0	0
Cost of the infrastructure	611.91	611.91	473.65
Others costs	815.86	815.86	379.91

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **2119.90 Lakhs**
6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **633.05 Lakhs**
7. Loan sanctioned by the banks/ other financial institutions against the project. **0 Lakhs**
8. Amount drawn from the banks/ other financial institutions till the date of filing this application. **0 Lakhs**

For MANSHA BUILDCON PVT LTD.



Director

9. Whether any litigation is pending against the Project: **No**
 Yes/No
 (If yes-give Annex details in folder G)
10. Initial date of completion of the project. **13-05-2019**
11. Likely date of completion of the project. **25-04-2022**

1. Name and location of the project **MANSHA OAKS, SECTOR-98 FARIDABAD**
2. Particulars of the project in brief:
- i. Total area of the project **7.1125**
- ii. Total number of apartments **0**
- iii. Total number of plots **132**
3. The number of plots/ apartments booked/sold to the allottees:
- (a) Apartments **0**
- (b) Plots **52**
4. Details of the expenditure incurred upto date:

	Initially estimated cost (In Lakhs)	Revised cost (In Lakhs)	Expenditure incurred upto the date of application (In Lakhs)
Total cost of the project (Other than cost of land)	3849.90	3849.90	943.39
Cost of the apartments	0	0	0
Cost of the infrastructure	1143.32	1143.32	18.76
Others costs	2706.58	2706.58	924.63

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **194.48 Lakhs**
6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **0 Lakhs**
7. Loan sanctioned by the banks/ other financial institutions against the project. **0 Lakhs**
8. Amount drawn from the banks/ other financial institutions till the date of filing this application. **0 Lakhs**

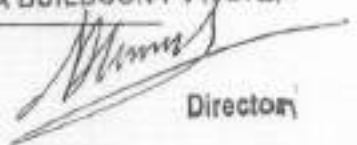
For MANSHA BUILDCON PVT. LTD.


 Director

9. Whether any litigation is pending against the Project.
Yes/No **No**
(If yes-give Annex details in folder G)
10. Initial date of completion of the project. **15-04-2026**
11. Likely date of completion of the project. **15-04-2026**

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant /
Authorised Representative
Stamp
Date For **WANISHA BUILDCON PVT. LTD.**



Director

FORM REP-I

Part - H

SPECIFICATION OF CONSTRUCTION		
Specification of apartments and other buildings including the following:		
1	FLOORING DETAILS OF VARIOUS PARTS OF HOUSE	NOT APPLICABLE BEING PLOTTED.
2	WALL FINISHING DETAILS	NOT APPLICABLE BEING PLOTTED.
3	KITCHEN DETAILS	NOT APPLICABLE BEING PLOTTED.
4	BATHROOM FITTINGS	NOT APPLICABLE BEING PLOTTED.
5	WOOD WORK ETC	NOT APPLICABLE BEING PLOTTED.
6	DOORS AND WINDOS FRAMES	NOT APPLICABLE BEING PLOTTED.
7	GLASS WORK	NOT APPLICABLE BEING PLOTTED.
8	ELECTRIC FITTINGS	NOT APPLICABLE BEING PLOTTED.
9	CONDUCTING AND WIRING DETAILS	NOT APPLICABLE BEING PLOTTED.
10	CUPBOARD DETAILS	NOT APPLICABLE BEING PLOTTED.
11	WATER STORAGE	NOT APPLICABLE BEING PLOTTED.
12	LIFT DETAILS	NOT APPLICABLE BEING PLOTTED.
13	EXTERNAL GLAZINGS	NOT APPLICABLE BEING PLOTTED.
13.1	WINDOWS/GLAZINGS	NOT APPLICABLE BEING PLOTTED.
14	DOORS	NOT APPLICABLE BEING PLOTTED.
14.1	MAIN DOORS	NOT APPLICABLE BEING PLOTTED.
14.2	INTERNAL DOORS	NOT APPLICABLE BEING PLOTTED.



15	AIR CONDITIONING	NOT APPLICABLE BEING PLOTTED.
16	ELECTRICAL FITTINGS	NOT APPLICABLE BEING PLOTTED.
17	CNG PIPE LINE	NOT APPLICABLE BEING PLOTTED.
18	PROVISION OF WIFI AND BROADBAND FACILITY	NOT APPLICABLE BEING PLOTTED.
19	EXTERNAL FINISHING/COLOUR SCHEME	NOT APPLICABLE BEING PLOTTED.
20	INTERNAL FINISHING	NOT APPLICABLE BEING PLOTTED.

For MANSHA BUILDCON PVT. LTD.



Director

SPECIFICATION UNIT WISE		
1 . LIVING/DINING/FOYER/FAMILY LOUNGE		
1 . 1	FLOOR	NOT APPLICABLE BEING PLOTTED.
1 . 2	WALLS	NOT APPLICABLE BEING PLOTTED.
1 . 3	CEILING	NOT APPLICABLE BEING PLOTTED.
2 . MASTER BEDROOM/DRESSROOM		
2 . 1	FLOOR	NOT APPLICABLE BEING PLOTTED.
2 . 2	WALLS	NOT APPLICABLE BEING PLOTTED.
2 . 3	CEILING	NOT APPLICABLE BEING PLOTTED.
2 . 4	MODULAR WARDROBES	NOT APPLICABLE BEING PLOTTED.
3 . MASTER TOILET		
3 . 1	FLOOR	NOT APPLICABLE BEING PLOTTED.
3 . 2	WALLS	NOT APPLICABLE BEING PLOTTED.
3 . 3	CEILING	NOT APPLICABLE BEING PLOTTED.
3 . 4	COUNTERS	NOT APPLICABLE BEING PLOTTED.
3 . 5	SANITARY WARE/CP FITTINGS	NOT APPLICABLE BEING PLOTTED.
3 . 6	FITTING/FIXTURES	NOT APPLICABLE BEING PLOTTED.
4 . BED ROOMS		
4 . 1	FLOOR	NOT APPLICABLE BEING PLOTTED.
4 . 2	WALLS	NOT APPLICABLE BEING PLOTTED.
4 . 3	CEILING	NOT APPLICABLE BEING PLOTTED.
4 . 4	WARDROBES	NOT APPLICABLE BEING PLOTTED.
5 . TOILET		
5 . 1	FLOOR	NOT APPLICABLE BEING PLOTTED.
5 . 2	WALLS	NOT APPLICABLE BEING PLOTTED.
5 . 3	CEILING	NOT APPLICABLE BEING PLOTTED.
5 . 4	COUNTERS	NOT APPLICABLE BEING PLOTTED.
5 . 5	SANITARY WARE/CP FITTINGS	NOT APPLICABLE BEING PLOTTED.
5 . 6	FIXTURES	NOT APPLICABLE BEING PLOTTED.
6 . KITCHEN		
6 . 1	FLOOR	NOT APPLICABLE BEING PLOTTED.
6 . 2	WALLS	NOT APPLICABLE BEING PLOTTED.

6.3	CEILING	NOT APPLICABLE BEING PLOTTED.
6.4	COUNTERS	NOT APPLICABLE BEING PLOTTED.
6.5	FIXTURES	NOT APPLICABLE BEING PLOTTED.
6.6	KITCHEN APPLIANCES	NOT APPLICABLE BEING PLOTTED.
7. UTILITY ROOMS/UTILITY BALCONY/TOILET		
7.1	FLOOR	NOT APPLICABLE BEING PLOTTED.
7.2	WALLS & CEILING	NOT APPLICABLE BEING PLOTTED.
7.3	TOILET	NOT APPLICABLE BEING PLOTTED.
7.4	BALCONY	NOT APPLICABLE BEING PLOTTED.
8. SIT-OUTS		
8.1	FLOOR	NOT APPLICABLE BEING PLOTTED.
8.2	WALLS & CEILING	NOT APPLICABLE BEING PLOTTED.
8.3	RAILINGS	NOT APPLICABLE BEING PLOTTED.
8.4	FIXTURES	NOT APPLICABLE BEING PLOTTED.

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant / Authorised Representative
 Stamp _____ For **MANSHA BUILDCON PVT. LTD.**
 Date _____


 Director

List of Uploaded Documents

Sr. No.	Document Description	Date of Document Upload	View Document
1	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	16-05-2022	View Document
2	IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN	18-05-2022	View Document
3	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN	18-05-2022	View Document
4	DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.	19-05-2022	View Document
5	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	19-05-2022	View Document
6	CASH FLOW STATEMENT OF THE PROPOSED PROJECT	20-05-2022	View Document

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant / Authorized Representative
 Stamp For MANSHA BUILDCON PVT. LTD.
 Date _____

(Signature)
 Director



7281/5/7/2
Rajiv Singh
PROMOTER
PANSHKOLA PVT. LTD.
Reg. No. 3877435



DECLARED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit-cum-Declaration

Affidavit cum Declaration of Mr.Naresh Kumar Malik, Authorized Signatory of M/s Mansha Buildcon Pvt. Ltd. is developing Commercial Plotted Colony over antotal area measuring 4.643 Acres (4.234 Acres falling in License no. 23 of 2021 and Area of 0.409 Acresfalling in License No. 56 of 2022) falling in Sector-82, Faridabad, Haryana.

I,Naresh Kumar Malik, Authorized Signatory of the Promoter of the proposed project do hereby solemnly declare, undertake and state under:

1. That the promoter has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is 16.05.2026.
4. That seventy percent of the amounts realized by the Promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn the promoter after certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project
7. That the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amount collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

For MANSHA BUILDCON PVT. LTD.

Naresh Kumar Malik

Director



8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, on any grounds.



For MANSHA BUILDCON PVT. LTD.

Verified by me at Ms. S. S. Bisht this 5th day of June 2022. Deponent

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

[Signature]
Deponent Director

Verified by me at Ms. S. S. Bisht this 5th June 2022.

For MANSHA BUILDCON PVT. LTD.

[Signature]
Deponent Director

Deponent/Declarant/Executant/Signatory
 Verified by me at Ms. S. S. Bisht this 5th day of June 2022.
 PKL

