



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

SUPPLEMENTARY REGISTRATION

Registration Certificate No. HRERA-PKL-FBD-401-2023 Dated 09.02.2023

valid upto 25.12.2027

Project: "Mansha Orchid" an Affordable Residential Plotted Colony under DDJAY 2016 on land measuring 11.256 acres situated in the revenue estate of village Dayalpur, Sector-110, Faridabad.

Promoter: Mansha Buildwell Private Limited, P-23, Sector 75 Faridabad-121002 Haryana.
CIN U45400HR2008PTC081927

The request of the promoter for registration of additional area measuring 4.56 acres (total measuring 11.25 acres) was placed before the Authority in its meeting held on 25.04.2023 vide Item No. 209.19 wherein the Authority decided to grant registration for the additional area to the promoter. Revised proforma A to H, REP II and the revised layout plan are annexed herewith.

This Supplementary Registration certificate shall be part and parcel of the Registration No. HRERA-PKL-FBD-401-2023 Dated 09.02.2023 issued by the Authority. Rest of the terms and conditions of the said certificate shall remain unchanged.


Geeta Rathee Singh
Member


Nadim Akhtar
Member

HRERA
Panchkula

Temp Project Id : RERA-PKL-PROJ-1270-2023
Submission Date : 14-04-2023 05:32:02 PM
Applicant Type : Company
Project Type: NEW

Forwarding letter and Index

From

To

The Haryana Real Estate
Regulatory Authority,
Panchkula.

Sir,

Enclosed is an application for registration of real estate project named
.....
.....
located at

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	

For MANSHA BUILDWELL PVT.LTD.



Director
Signature of the Applicant
Mobile No. _____
Email ID _____

Dated: _____

FORM REP-1

Part - A

1. Name and registered address of the company

(Annex a copy in Folder A)

MANSHA BUILDWELL PRIVATE LIMITED

**P-23, SECTOR 75
FARIDABAD-121002
HARYANA**

Phone(Landline)

Phone(Mobile)

Email ID

Website —

Pan No.
(Annex a copy in Folder A)

CIN No.
(Annex a copy in Folder A)

9810855773 (Number Shared by Promoter in Public)

malikassociates@gmail.com

http://www.manshagroup.in

XXXX397L

U45400HR2008PTC081827

2. Managing Director/HOD/CEO:



Name : **NARESH KUMAR MALIK**

Residential Address : **486 Sector-8 Faridabad**

Phone (landline)

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

Email ID **melikassociates@gmail.com**

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

3. Director 1:

Name : **HIMANSHU MALIK**

Residential Address : **H No. 706 Sector 14 Escorts Nagar Faridabad-121007**

For **MANSHA BUILDWELL PVT. LTD.**

Director



Phone (landline)

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

Email ID **malikassociates@gmail.com**

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

4. Authorised representative for
correspondance with Authority:

Name : **NARESH KUMAR MALIK**

Residential Address : **486 Sector-8 Faridabad**

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 BUILDWELL PVT. LTD.**

Director

**Signature of the Applicant/
authorised representative**

Stamp _____

Date _____


FORM REP-I

Part - A

Location and Address of the project:

1. Name of the project	MANSHA ORCHID
2. Address of the site of the project (Annex a copy in Folder A)	VILLAGE DAYALPUR, SECTOR 110
Tehsil	DAYALPUR ST
District	FARIDABAD
3. Contact details of the site office of the project:	
Phone(Landline)	
Phone(Mobile)	9813487633 (Number Shared by Promoter in Public)
Email	malikassociates@gmail.com
4. Contact person at the site office:	
Name	NARENDER SINGH
Phone(Landline)	
Phone(Mobile)	9813487633 (Number Shared by Promoter in Public)
Email	malikassociates@gmail.com

I hereby declare that the above information and particulars are based on **MANSHA BUILDCO WELL PVT LTD.** to the best of my knowledge and belief and nothing has been concealed.


Signature of the Applicant or
Authorised Representative
Stamp _____
Date _____

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	30-12-2022	284500	ONLINE PAYMENT REF. NO. RERA-PKLP1672816021	HRERA Panchkula
2	0	17-01-2023	52000	ONLINE PAYMENT REF. NO. RERA-PKLP1673956788	HRERA Panchkula
3	0	01-02-2023	135	ONLINE PAYMENT REF. NO. RERA-PKLP1675246645	HRERA Panchkula
4	0	25-03-2023	181000	ONLINE PAYMENT REF. NO. RERA-PKLP1680069573	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 BUILDWELL PVT. LTD.

 Signature of the Applicant
 Mobile no. _____
 Email ID _____

FORM REP-I

Part - B

Information relating to the project land and license:

- 1. Land area of the project 11.25625 (Acre)
- 2. Permissible FAR 65%
- 3. FAR proposed to be utilized in the project 65
- 4. Total licensed area, if the land area of the present project is a part thereof 11.25625 (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. 212 OF 2022 DATED 26.12.2022 (VALID UPTO 25.12.2027) and LICENSE NO. 55 OF 2023 DATED 17.03.2023 (VALID UPTO 16.03.2028)

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.

MANSI BUILDWELL PVT. LTD.



Director
Signature of the
Applicant /
Authorised
Representative
Stamp

Date

FORM REP-I

Part - C**Project Details:**

1. Estimated cost of the project: (Annex a copy of the project in Folder C)	—	5031.009 Lakhs
i. Cost of the land (if included in the estimated cost)		2179.89 Lakhs
ii. Estimated cost of construction of apartments		0 Lakhs
iii. Estimated cost of infrastructure and other structures		666.759 Lakhs
iv. Other Costs including EDC, Taxes, Levies etc.		2184.36 Lakhs

2. The total land of the project measuring **11.25625 Acres** will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (Acres)
1	PLOTS TO BE SOLD	5.906
2	LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS	0
3	CONSTRUCTION OF ROADS	2.91035
4	PAVEMENTS	0
5	PARKS AND PLAYGROUNDS	0.87660
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	1.12570
12	ANY OTHER	0
13	COMMERCIAL	0.4376
	Total	11.25625

For MANSHA BUILDWELL 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 BUILDWELL 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	260.08	AS PER PROJECT REPORT
2	WATER SUPPLY SYSTEM	100.93	AS PER PROJECT REPORT
3	STORM WATER DRAINAGE	58.05	AS PER PROJECT REPORT
4	ELECTRICITY SUPPLY SYSTEM	84.89	AS PER PROJECT REPORT
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	136.82	AS PER PROJECT REPORT
6	STREET LIGHTING	0	YET TO BE PREPARED
7	SECURITY AND FIRE FIGHTING	0	YET TO BE PREPARED
8	PLAYGROUNDS AND PARKS	25.99	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	0	YET TO BE PREPARED

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. **17-03-2023** (date)

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

For MANSHA BUILDWELL PVT. LTD.



Director

7. New projects:

- i) Likely date of starting the construction work **03-01-2023**
- ii) Likely date of completing the project **25-12-2027**
- iii) Sizes of the plots to be offered in the project

Plot Area(In Square Meter)	Number of plots in the project
134.21	36
132.14	30
149.99	2
86.98	6
149.82	5
80.74	4
131.80	18
108.30	12
127.58	7
134.49	2
113.80	35
114.54	7
149.96	7
97.74	1
97.93	25

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 BUILDWELL 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 BUILDWELL PVT. LTD.



Director

(d) Infrastructure

Expenditure incurred till the date of application (In Lakhs)

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

For MANSHA BUILDWELL PVT. LTD.



Director

Expenditure to be made in each quarter (In Lakhs)

Particulars	Year-2023			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	13.00	13.00	13.00	13.00
Water Supply System	5.05	5.05	5.05	5.05
Sewerage treatment & garbage disposal	6.84	6.84	6.84	6.84
Electricity Supply System	4.24	4.24	4.24	4.24
Storm Water Drainage	2.90	2.90	2.90	2.90
Parks and Playgrounds	1.30	1.30	1.30	1.30
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	13.00	13.00	13.00	13.00
Water Supply System	5.05	5.05	5.05	5.05
Sewerage treatment & garbage disposal	6.84	6.84	6.84	6.84
Electricity Supply System	4.24	4.24	4.24	4.24
Storm Water Drainage	2.90	2.90	2.90	2.90
Parks and Playgrounds	1.30	1.30	1.30	1.30
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	0	0	0	0

Particulars	Year-2025			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec

Roads & Pavements	13.00	13.00	13.00	13.00
Water Supply System	5.05	5.05	5.05	5.05
Sewerage treatment & garbage disposal	6.84	6.84	6.84	6.84
Electricity Supply System	4.24	4.24	4.24	4.24
Storm Water Drainage	2.90	2.90	2.90	2.90
Parks and Playgrounds	1.30	1.30	1.30	1.30
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	0	0	0	0

Particulars	Year-2026			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	13.00	13.00	13.00	13.00
Water Supply System	5.05	5.05	5.05	5.05
Sewerage treatment & garbage disposal	6.84	6.84	6.84	6.84
Electricity Supply System	4.24	4.24	4.24	4.24
Storm Water Drainage	2.90	2.90	2.90	2.90
Parks and Playgrounds	1.30	1.30	1.30	1.30
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	0	0	0	0

Particulars	Year-2027			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	13.00	13.00	13.00	13.00
Water Supply System	5.05	5.05	5.05	5.05
Sewerage treatment & garbage disposal	6.84	6.84	6.84	6.84
Electricity Supply System	4.24	4.24	4.24	4.24
Storm Water Drainage	2.90	2.90	2.90	2.90
Parks and Playgrounds	1.30	1.30	1.30	1.30
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0

Other	0	0	0	0
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It is hereby stated and declared and the above information is correct and true and nothing has been concealed or misrepresented.

FOR HANSHA BUILDWELL PVT. LTD.



Signature of the Applicant / Authorised Representative

Stamp _____

Date _____

FORM REP-I

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**

● Bank Account number

50200076662229

● IFSC code

HDFC0000619

● MICR code

110240107

● Branch code

00061

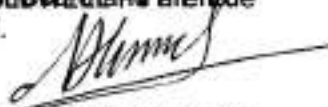
4. Name and address of the person/persons who would ordinarily be operating the account (Change at any time must be intimated to the Authority)

**Sh. Naresh Kumar R/o H. No.
486, Sector-8, Faridabad
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 true and correct to the best of my knowledge and belief and nothing has been concealed.


**Signature of the Applicant /
Authorised Representative**
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 BUILDWELL 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 BUILDWELL PVT. LTD.


Director

3. Statutory Approvals Status

Statutory Approvals	Statutory Approvals Status	Date
I. LICENSE NO. 212 OF 2022	ALREADY BEEN OBTAINED	26-12-2022
II. LICENSE NO. 55 OF 2023	ALREADY BEEN OBTAINED	17-03-2023

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 borne by the allottee, and in case of delay, compensation as per law may be given to the allottees.


Signature _____ Director
Seal _____
Date _____

FORM REP-1

Part - F

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

Yes

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)
(Annex a copy in Folder F)

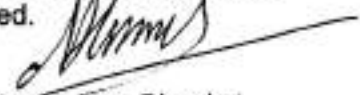
Yes

3. Gist of the important provisions of the Draft Agreement
(Annex a copy in Folder F)

The Provisions of RERA Act and Rules have been incorporated in the Draft Agreement.

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

~~For and on behalf of SUBDUELLI BMT LTD.~~



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

FORM REP-1

Part - G

Projects launched by the promoter in last five years: (No Projects)

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 _____

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 COLONY
2	WALL FINISHING DETAILS	NOT APPLICABLE BEING PLOTTED COLONY
3	KITCHEN DETAILS	NOT APPLICABLE BEING PLOTTED COLONY
4	BATHROOM FITTINGS	NOT APPLICABLE BEING PLOTTED COLONY
5	WOOD WORK ETC	NOT APPLICABLE BEING PLOTTED COLONY
6	DOORS AND WINDOS FRAMES	NOT APPLICABLE BEING PLOTTED COLONY
7	GLASS WORK	NOT APPLICABLE BEING PLOTTED COLONY
8	ELECTRIC FITTINGS	NOT APPLICABLE BEING PLOTTED COLONY
9	CONDUCTING AND WIRING DETAILS	NOT APPLICABLE BEING PLOTTED COLONY
10	CUPBOARD DETAILS	NOT APPLICABLE BEING PLOTTED COLONY
11	WATER STORAGE	NOT APPLICABLE BEING PLOTTED COLONY
12	LIFT DETAILS	NOT APPLICABLE BEING PLOTTED COLONY
13	EXTERNAL GLAZINGS	NOT APPLICABLE BEING PLOTTED COLONY
13.1	WINDOWS/GLAZINGS	NOT APPLICABLE BEING PLOTTED COLONY
14	DOORS	NOT APPLICABLE BEING PLOTTED COLONY
14.1	MAIN DOORS	NOT APPLICABLE BEING PLOTTED COLONY
14.2	INTERNAL DOORS	NOT APPLICABLE BEING PLOTTED COLONY

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

For MANSHA BUILDWELL PVT. LTD.


Director

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

	5 . TOILET	
5 . 1	FLOOR	NOT APPLICABLE BEING PLOTTED COLONY
5 . 2	WALLS	NOT APPLICABLE BEING PLOTTED COLONY
5 . 3	CEILING	NOT APPLICABLE BEING PLOTTED COLONY
5 . 4	COUNTERS	NOT APPLICABLE BEING PLOTTED COLONY
5 . 5	SANITARY WARE/CP FITTINGS	NOT APPLICABLE BEING PLOTTED COLONY
5 . 6	FIXTURES	NOT APPLICABLE BEING PLOTTED COLONY
	6 . KITCHEN	
6 . 1	FLOOR	NOT APPLICABLE BEING PLOTTED COLONY
6 . 2	WALLS	NOT APPLICABLE BEING PLOTTED COLONY
6 . 3	CEILING	NOT APPLICABLE BEING PLOTTED COLONY
6 . 4	COUNTERS	NOT APPLICABLE BEING PLOTTED COLONY
6 . 5	FIXTURES	NOT APPLICABLE BEING PLOTTED COLONY
6 . 6	KITCHEN APPLIANCES	NOT APPLICABLE BEING PLOTTED COLONY
	7 . UTILITY ROOMS/UTILITY BALCONY/TOILET	
7 . 1	FLOOR	NOT APPLICABLE BEING PLOTTED COLONY
7 . 2	WALLS & CEILING	NOT APPLICABLE BEING PLOTTED COLONY
7 . 3	TOILET	NOT APPLICABLE BEING PLOTTED COLONY
7 . 4	BALCONY	NOT APPLICABLE BEING PLOTTED COLONY
	8 . SIT-OUTS	
8 . 1	FLOOR	NOT APPLICABLE BEING PLOTTED COLONY
8 . 2	WALLS & CEILING	NOT APPLICABLE BEING PLOTTED COLONY
8 . 3	RAILINGS	NOT APPLICABLE BEING PLOTTED COLONY

8.4	FIXTURES	NOT APPLICABLE BEING PLOTTED COLONY
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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 BUILOWELL PVT LTD



Signature of the Applicant / Authorized Representative

Stamp _____

Date _____

List of Uploaded Documents

Sr. No.	Document Description	Date of Document Upload	View Document
1	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	14-04-2023	View Document
2	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN	14-04-2023	View Document
3	IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN	14-04-2023	View Document
4	DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.	14-04-2023	View Document
5	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	14-04-2023	View Document

I hereby declare that the above information and particulars filed 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 _____

Form - REP-II
[See rule 3(3)]



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

Affidavit-cum-Declaration

Affidavit cum Declaration of Sh. Naresh Kumar Malik Director of the Promoter i.e. Mansha Buildwell Pvt. Ltd. of the proposed project namely "Mansha Orchid" over an area measuring 11.25625 Acres falling in village Dayalpur, Sector-110, Faridabad.

I, Naresh Kumar Malik duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state under:

1. That the promoter has 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 25.12.2027.
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 by the promoter after it is 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 has been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

Naresh



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.

Munim
Deponent

Verification

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

Verified by me at Faridabad on this 14th April, 2023.

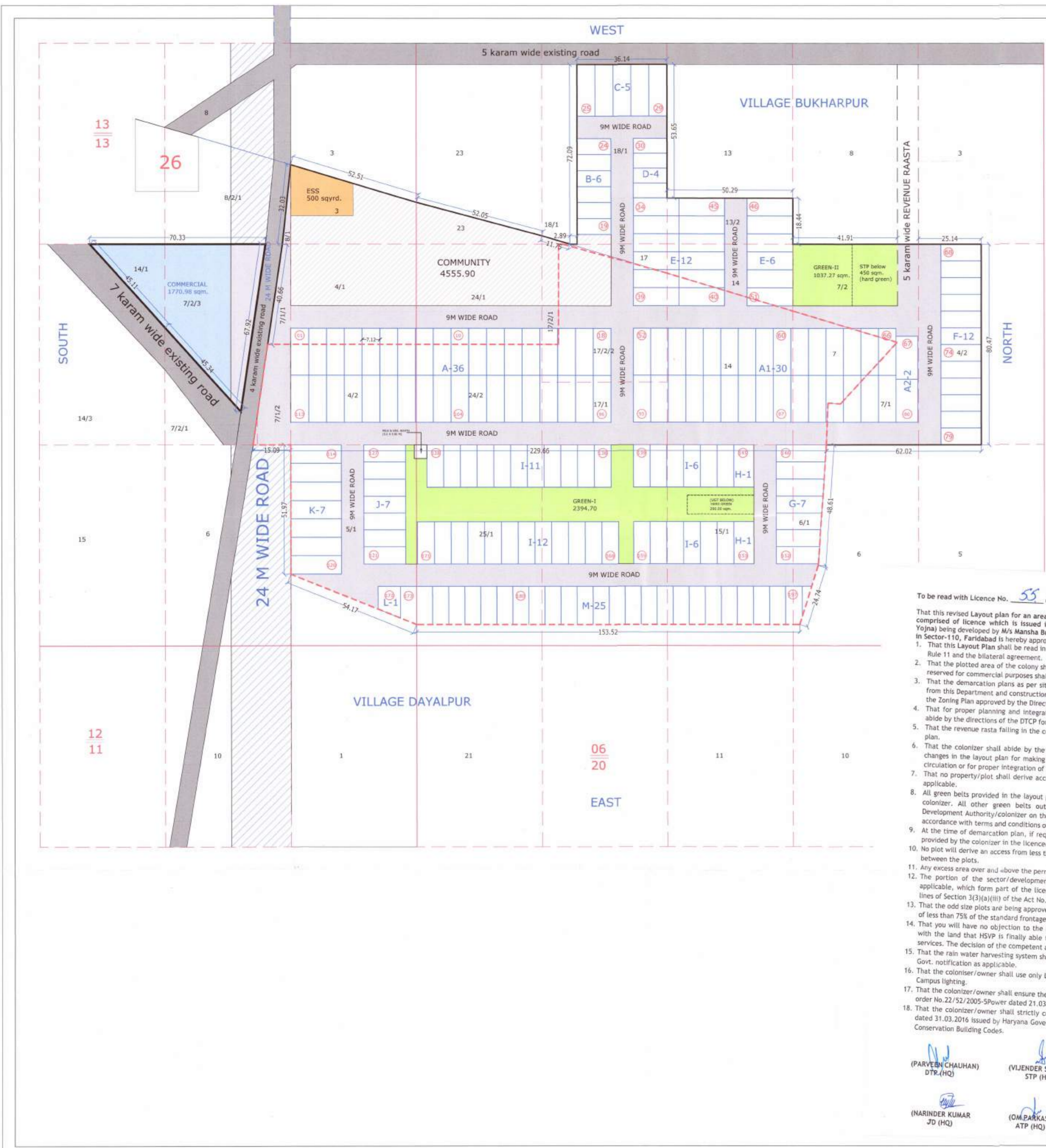
Munim
Deponent



ATTESTED AS IDENTIFIED

Notary Faridabad (Haryana)

14 APR 2023



ALREADY LICENCE GRANTED AREA FOR PLOTTED COLONY (UNDER DDJAY) AREA MEASURING-6.6875 acs.

ADDITIONAL AREA APPLIED FOR LICENCE (UNDER DDJAY) AREA MEASURING-4.56875 acs.

AREA STATEMENT :

DESCRIPTION	AREA IN	AREA IN	AREA ACHIEVED	AREA PERMISSIBLE
	SQ.METER	ACRES	—	—
TOTAL AREA OF THE SCHEME	45552.35	11.25625	—	65%
A - AREA UNDER PLOTS	23790.46	5.906	52.468%	ACHIEVED
B - AREA UNDER COMMERCIAL	1770.98	0.4376	3.887 %	(A+B)
TOTAL PLOTS	197			56.355%

DETAIL OF PLOTS

TYPE OF PLOTS	DIMENSION OF PLOTS IN SQM.		AREA OF PLOTS IN SQM.	NO OF PLOTS	AREA UNDER PLOTS
	W	D			
A	7.12	18.85	134.21	36	4831.63
A1	7.01	18.85	132.14	30	3964.16
A2	8.68	17.28	149.99	2	299.98
B	6.41	13.57	86.98	6	521.90
C	7.22	20.75	149.82	5	749.08
D	5.95	13.57	80.74	4	322.97
E	7.21	18.28	131.80	18	2372.38
F	6.71	16.14	108.30	12	1299.59
G	6.83	18.68	127.58	7	893.09
H	7.93	16.96	134.49	2	268.99
I	6.71	16.96	113.80	35	3983.06
J	6.83	16.77	114.54	7	801.77
K	7.42	20.21	149.96	7	1049.71
L	9.0 x 9.06+12.66/2		97.74	1	97.74
M	6.43	15.23	97.93	25	2448.22
TOTAL				197	23904.26

TOTAL AREA UNDER PLOTS = 5.906 ACS.

DETAIL OF GREEN

	AREA IN SQMTR.	AREA IN ACS.	AREA PROVIDE	AREA REQUIRED
GREEN-I	2510.50	0.6203	2.9663 %	(3416.43 sqm.)
GREEN-II	1037.27	0.2563	4.6285 %	
STP & UGT MUMTY AREA	15.97 sqm.	0.8549	7.5948 %	

1.1257 acres Land Reserved For Community Facilities for Transfer to Government.

TOTAL PLOTS	PERSON PER PLOTS	TOTAL DENSITY	PERCENTAGE PER ACRES
197	18	3546.00	3546.00 / 11.25625 = 315.02 PPA SAY = 315.00 PPA

To be read with Licence No. 55 of 2023 Dated 17/3/2023

That this revised Layout plan for an area measuring 11.25625 acres (Drawing no. DGTCF 7679 dated 17-03-23) comprised of licence which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by M/s Mansha Buildwell Pvt. Ltd. in the revenue estate of village-Dayalpur & Bukharpur in Sector-110, Faridabad is hereby approved subject to the following conditions:-

- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
- That the demarcation plans as per site of all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
- That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
- That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
- That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
- All green belts provided in the layout plan within the licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
- At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licenced area.
- No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licenced area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(iii) of the Act No.8 of 1975.
- That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSVP is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

Seema Rani
SEEMA RANI
CA/2015/72259

ARCHITECT SIGNATURE

For Mansha Buildwell Private Limited
Nimanshu
Director/Auth. Signatory

AUTHORIZED SIGNATORY

M/S MANSHA BUILDWELL PVT. LTD.

CLIENT:- P-23, SECTOR-75, FARIDABAD-121002, HARYANA.

REVISED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER (DDJAY) AT SECTOR-110, AREA MEASURING 11.25625 ACS. IN VILLAGE DAYALPUR & VILLAGE BUKHARPUR, DISTRICT -FARIDABAD, HARYANA.

SCALE :- 1:850 DATE:-JAN-2023 DESIGN BY:-PANKAJ KAPOOR M-8800093157

(PARVEEN CHAUHAN) DTR.(HQ)
(VIJENDER SINGH) STP (HQ)
(JITENDER SINGH) CTP (IT & M)
(T.L. SATYAPRAKASH, IAS) DG, TCP (HR)
(NARINDER KUMAR) JD (HQ)
(OM PARKASH) ATP (HQ)