



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 28.02.2024.

Item No. 243.11

(vii) Promoter: Mansha Buildcon Pvt. Ltd.

Project : "Mansha Heritage" a Residential Plotted Colony on land measuring 21.131 Acres situated in Sector 83-84, Sonipat.

Temp ID : RERA-PKL-1399-2023

Present: Sh. Subodh Saxena on behalf of promoters.

1. The matter pertaining to registration of this project came up for consideration of the Authority today. License No. 266 of 2023 dated 26.12.2023 valid up to 25.12.2028 was granted in favour of Pruthi Hotel & Resort Pvt Ltd, Mansha Buildcon Pvt. Ltd., Sh. Parmod - Sh. Subash-Sh. Jaipal, Sh. Mehar Singh in collaboration with Mansha Buildcon Pvt Ltd. for the development of a Residential Plotted Colony on land measuring 21.131 Acres situated in Sector 83-84, Sonipat.
2. The application submitted by the promoter has been examined and following deficiencies are observed:-
 - i. Copy of Bilateral agreement and LC-IV have not been enclosed with the license.
 - ii. As per Clause-9 of the Collaboration Agreement, the developer shall provide allotment letter to the owner's share within 30 days of RERA Registration. Such allotment should be made by the developer after part completion has been obtained from the department of Town & Country Planning, Haryana.
 - iii. Balance sheet for the year 2022-23 has not been submitted.



- iv. Page No. 34A and 34B of the Project file showing Gist of clauses of collaboration agreement is not signed by the Authorized signatory.
 - v. As per the MCA website, there are charges amounting to Rs 40.21 crores. It needs to be clarified whether the same are against the present project land or not.
 - vi. The promoter should also clarify as to who will maintain the escrow account and how will 70% of the amount collected from the allottees be transferred to the said account. A joint undertaking with the landowner/licencees be submitted for complying with the above.
 - vii. No joint undertaking showing the number/area of the plots falling to the share of the licensee/ landowners has been submitted. Further, the plots need to be marked on the layout plan duly signed by the licensee landowners and the developer.
 - viii. An undertaking as to who will maintain the colony for the next 5 years after the grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees be submitted.
 - ix. Clause 3 of the Collaboration Agreement between Pruthi Hotel & Resort Pvt Ltd and Mansha Buildcon Pvt. Ltd. shows a formula of share holding between the developer and the land owner/ licensee. The exact area of land which will fall to the share of the land owner/ licensee be specified;
 - x. The Collaboration agreements have contradictory clause in terms of irrevocability (Clause 39 and 40 are contradictory).
3. Applicant/promoter should comply with the observations before the next date of hearing. Adjourned to 10.04.2024.



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.

~~LA~~

12/3/24.

LA Shubham