



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 29.01.2025.

Item No. 277.03

(ii) Promoter: Mansha Buildcon Pvt Ltd.

Project : "Mansha Heritage" a Residential Plotted Colony on land measuring 5.518 acres ((in addition to License No. 266 of 2023 dated 26.12.2023 valid up to 25.12.2028) situated in the revenue estate of Village Kamashpur, Sector 83-84, Sonipat.

Temp ID : RERA-PKL-1600-2024

Present: Sh. Jyoti Sidana on behalf of promoter.

1. The applicant/promoter has applied for supplementary registration of the project namely; "Mansha Heritage" a Residential Plotted Colony on land measuring 5.518 acres ((in addition to License No. 266 of 2023 dated 26.12.2023 valid up to 25.12.2028) situated in the revenue estate of Village Kamashpur, Sector 83-84, Sonipat. An area measuring 21.131 acres has already been registered by the Authority vide registration No. HRERA-PKL-SNP-588-2024 dated 29.05.2024 valid upto 25.12.2028.

2. Following observations were conveyed to the promoter vide letter dated 23.01.2025: -

- i. Changes on layout plan be marked on revised Layout Plan.
- ii. Allotted plots as on date be shown on the revised plan.
- iii. Since the Layout Plan has been revised, written consent of 2/3rd allottees be submitted.
- iv. Date of approval of building plans mentioned as 24.12.2024 however it is a plotted colony.
- v. The promoter should submit an NOC from the earlier licensee/landowners i.e., Pruthi Hotel & Resort Pvt Ltd, Sh. Parmod- Sh. Subash- Sh. Jaipal and Sh. Mehar Singh that they have no objection to obtaining this supplementary registration of 5.518 acres and merging it with the existing registration



3. Now, vide reply dated 27.01.2025 and 29.01.2025, the promoter has complied with the above deficiencies.

4. Since the promoter has proposed the same date of completion and same name of the project with the project already registered by the Authority and has enclosed manually filled A to H Form for the complete area measuring 26.650 acres and has also enclosed A to H for additional area of 5.518 acres duly filled online by creating a new Temp ID 1600/2024, the case has been considered for issuance of supplementary registration in the earlier registered project.

5. The Authority finds the project fit for grant of supplementary registration subject to the following special conditions:

- i. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- ii. Promoter shall submit duly approved building plans in respect of commercial site measuring 0.889 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- iii. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
- iv. The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. If the 70% RERA account varies from the account already mentioned in REP-I, the Promoter is directed to issue a public notice of size 3'' x 3'' (in two newspapers widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
- v. The promoter shall intimate to the Authority prior to taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and



thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account.

6. The following documents be uploaded by the office on the web portal along with the supplementary registration: -

- a. Proforma A to H.
- b. Rep II.
- c. Revised Layout Plan.

7. After issuance of supplementary registration certificate, the Temp Id 1600-2024 shall stand **disposed of**.



True copy

Executive Director,
HRERA, Panchkula

6/2/25

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.

CA (Shubham)