



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 24.09.2025.

Item No. 300.03

(viii) **Promoter:** M/s Mansha Buildwell Pvt. Ltd.

Project : "MANSHA EVERNEST" an Affordable Group Housing Colony to be developed on land measuring 10.57125 acres situated in the revenue estate of Village Sadpura, Sector 104, Faridabad.

Temp ID : RERA-PKL-1782-2025

Present: Mr. Jyoti Sidana on behalf of promoter.

1. This application is for the registration of the project namely, "MANSHA EVERNEST", having total area 10.57125 acres bearing License No. 27 of 2024 dated 18.02.2024 valid upto 18.02.2029 having an area measuring 7.60625 acres, in favour of M/s Kinsley Homes LLP in collaboration with M/s Mansha Buildwell Pvt. Ltd. and License No. 108 of 2024 dated 05.08.2024 valid upto 04.08.2029 granted for additional area measuring 2.96875 acres, in favor of M/s Mansha Buildwell Pvt. Ltd., granted by the Town and Country Planning Department, Haryana.

2. The application was examined and following observations were conveyed to the promoter on 16.09.2025:

- i. Email I'd of all the partners and authorized representative are same.
- ii. No authorization as to who will advertise, market and execute conveyance deed in the project.
- iii. The Architectural firm should also submit a list of Professionals engaged and the list of Projects undertaken.
- iv. Resolution passed in the Directors Board meeting, which authorizes Sh. Himanshu Malik as Authorized person is not signed by all the Directors.
- v. Whether the entry of licence has been made in revenue records or not.
- vi. Payment plan is not in order.



- vii. Directors have not submitted their ITR for last three year.
 - viii. Site plan of the colony has not been submitted.
 - ix. Registration Fee cannot be calculated because of lack of site plan having details of FAR.
 - x. Clarification regarding Shareholding between M/s Kinsley Homes LLP and M/s Mansha Buildwell Pvt. Ltd. in the form of a Joint Undertaking be submitted.
3. The promoter vide reply dated 18.09.2025 and 24.09.2025 has complied with the observations mentioned above and the Authority found the project fit for registration subject to the following special conditions:

- i. The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no flat/apartment shall be sold. The Promoter is also directed to issue a public notice of size 3 x 3 (inches) (in two newspapers including one in Hindi widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% account under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without prior permission of the Authority.
- ii. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.
- 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 intimate to the Authority before 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.
- v. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
- vi. Sh. Naresh Kumar Malik, one of the Director of M/s Mansha Buildwell Pvt. Ltd. shall sign and execute sale deeds/conveyance deeds on behalf of the company.
- vii. No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code should also be affixed on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.
- viii. That as per the joint undertaking dated 21.08.2025, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of the RERA Act/Rules.



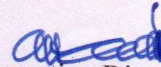
- ix. Both the promoter and landowner/licensee shall comply with the provisions of Section 4(2)(1)(D) of RERA Act, 2016. The entire amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP-I.
- x. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.
- xi. As per clause (g) of the collaboration agreement dated 04.10.2023, the landowner/licencees are entitled to 20% of Net Revenue share against the land plus purchase price including stamp duty and registration fee of the land. The share of the landowner/licencees shall be paid from the 30% free account. Net Revenue shall be shared with the land owner LLP i.e. M/s Kinsley Homes LLP upon completion of the project and the remaining consideration (against the land value plus stamp duty and registration charges etc.) shall be paid as per the following payment schedule:

Schedule of Payment to Collaborator		
	Period	Amount
Already paid to Collaborator	31.07.2025	₹ 5,97,22,222
To be paid to Collaborator	31.03.2026	₹2,00,00,000
To be paid to Collaborator	31.03.2027	₹3,00,00,000
To be paid to Collaborator	31.03.2028	₹5,15,96,383
Total Amount		₹16,13,18,605

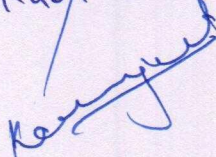
6. Disposed of. File be consigned to record room after issuance of registration certificate.

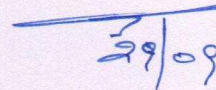


True copy


Executive Director,
HRERA, Panchkula

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


L.A. Kadamjeet


29/09