



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 01.10.2025.

Item No. 301.03

(v) **Promoter:** Mansha Buildcon Pvt Ltd.

Project : "Aagman" 48 floors on 12 plots measuring 2435.556 sq. mtrs. falling in the registered project namely Mansha Heritage, a residential plotted colony on area measuring 26.64 acres. situated in the revenue estate of Village Kamashpur, Sector 83-84, Sonipat

Temp ID : RERA-PKL-1806-2025

Present: Sh. Jyoti Sidana on behalf of promoter, through video conferencing.

1. This application is for registration of the project namely; "Aagman" bearing License No. 191 of 2024 dated 24.12.2024 valid upto 23.12.2029 for an area measuring 5.518 acres granted by Town and Country Planning Department, Haryana (in addition to License No. 266 of 2023 dated 26.12.2023 valid up to 25.12.2028 granted for an area of 21.13125 acres). The same has been registered by the Authority vide registration No. HRERA-PKL-SNP-588-2024 dated 29.05.2024 valid upto 25.12.2028. Now, the promoter has proposed to register 48 floors on 12 plots (Plot nos. 98B, 98C, 106, 107, 110C, 110D, 133, 134, 158 & 159).

2. The application was examined and following observations were conveyed to the promoter on 26.09.2025:

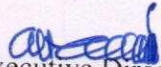
- i. Date of completion in REP-I and REP-II is varying.
- ii. Payment plan is not as per RERA Act and Rules.
- iii. REP I Part D should reflect the details of 100% account.
- iv. List of Professionals/technical persons engaged by the Promoter company to execute the development works along with their experience may be submitted.
- v. There is no specific authority has been to Sh. Himanshu Malik to file RERA Registration.
- vi. Whether entry of license has been made in the revenue record or not



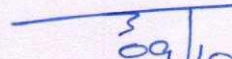
- vii. No Plan showing the 12 plots on which floors and villas have to be constructed has been enclosed.
 - viii. Net worth certificates and ITRs of all the directors have not been submitted.
 - ix. An affidavit be submitted that No allotment/ third party right has been made/ created by the promoter on 12 plots.No. of apartments being constructed in REP-I (Part C) needs to be clarified.
3. The promoter vide replies dated 29.09.2025 and 01.10.2025 has complied with the observations mentioned above.
4. After consideration, 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 floors/apartments shall be sold. The Promoter is also directed to issue a public notice of minimum size of 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 with density of 18 persons per plot.
 - 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. Promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
 - v. 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.
5. The office is directed to get the necessary corrections done in REP-I Part D as per reply dated 29.09.2025.
6. Disposed of. File be consigned to record room after issuance of registration certificate.



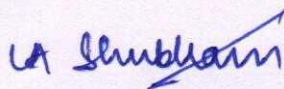
True copy


Executive Director,
HRERA, Panchkula

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


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