



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 14.01.2026.

Item No. 310.03

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

Project: "MANSHA OASIS", a Residential Plotted Colony on land measuring 21.79375 acres situated in the revenue estate of Village Fafunda & Gadkheda, Sector 123-124, Faridabad.

Temp ID: RERA-PKL-1900-2025.

Present: Sh. Jyoti Sidana on behalf of the promoter.

1. This application is for registration of project namely "MANSHA OASIS", a Residential Plotted Colony on land measuring 21.79375 acres situated in the revenue estate of Village Fafunda & Gadkheda, Sector 123-124, Faridabad bearing License No. 220 of 2025 dated 13.11.2025 valid upto 12.11.2030 granted by Town and Country Planning Department, Haryana to Mansha Buildcon Pvt. Ltd., Smt. Rajnesh Malik W/o Sh. Naresh Kumar Malik, Sh. Sandeep Garg S/o Sh. Shyam Lal Garg & Smt. Shiksha Gupta in collaboration with Mansha Buildcon Pvt. Ltd.

2. The application was examined and following observations were conveyed to the promoter on 31.12.2025:

- i. Payment plan not in order. The promoter should also incorporate the quantum of all other charges to be paid by the allottees till the grant of possession.
- ii. Form REP-II is not on ₹100/- stamp paper.
- iii. Net Worth certificate of Sh. Naresh Malik is not submitted in original.
- iv. Net Worth certificate of Sh. Himanshu Malik is not submitted in original.
- v. Supplementary agreement with Sh. Sandeep Garg be submitted.
- vi. Registration fee is deficit by ₹71,029/-.



- vii. A joint undertaking be submitted that the parties shall not alter/change the terms and conditions of Collaboration agreement and GPA without the prior approval of DTCP, Haryana and RERA Panchkula.
- viii. Name of Directors mentioned in Memorandum of Association & on CP-57 does not match.
- ix. Joint Undertaking CP-72 does not have signature of promoter.
- x. Language of Net worth certificate CP-79-80 is not in order.
- xi. Architect Certificate of Estimated cost CP-82 is not in order since she cannot give such a certificate.
- xii. There are 5 projects in the name of Mansha Buildcon Pvt. Ltd. in one case QPRs are not uploaded upto date.
- xiii. Promoter has taken loan of ₹25 cr. against Faridabad project & purchased land from the loan amount at Sonipat. Penalty is to be imposed.
- xiv. Agreement to Sell is not as per RERA Rules 2017.

3. The promoter vide replies dated 05.01.2026 and 14.01.2026 has complied with all the above observations. After consideration, the Authority finds 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 plots shall be sold. The Promoter is also directed to issue a public notice of size 3 x 3 (inches) (in two newspapers widely circulated in the area including one in Hindi) 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 the prior permission of the Authority.
- ii. The payment plan approved in Form REP-I, having quantum of all other charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
- iii. Promoter shall obtain prior approval of the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- iv. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- v. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.7839 acres to the Authority along with deficit fee, if any, within 15 days after the approval by Town & Country Planning department. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- vi. 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.



- vii. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with validity issued by the Authority. The QR code, RC number along with validity should be affixed on the top-right corner 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, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- ix. That as per joint undertaking cum affidavit, no clause of the Collaboration Agreement shall be amended/modified. The promoter shall also not execute any addendum to the collaboration agreement in future.
- 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. That any change in the communication address shall be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in REP-I.
- xii. The promoter 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.
- xiii. A) The land owner i.e. Smt. Rajnesh Malik will get 50% amount of the Basic Sale Price (BSP) realized from the saleable area proportionate to 1.93125 acres in the project from the 30% Free account.
B) The land owners i.e. Smt. Shiksha Gupta & Sh. Sandeep Garg will get 65% amount of the Basic Sale Price (BSP) realized from the saleable area proportionate to 2.93125 acres in the project from the 30% Free account.

4. File be consigned to record room after issuance of registration certificate. Payment Plan to be updated online in REP-I. **Disposed of.**



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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