



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 15.07.2026.

Item No. 325.03

(ix) **Promoter:** Mansha Buildcon Private Limited.
Project Name: "Mansha Everest", an Affordable Group Housing Colony to be developed on land measuring 6.29375 acres (having an FAR of 59,845.43 Sq. Mtrs.) situated in the revenue estate of village Dayalpur & Junhera, Sector-114, Faridabad.

Temp Id: RERA-PKL-2103-2026.

Present: Sh. Jyoti Sidana (Authorised Representative).

1. This application is for registration of real estate project - "Mansha Everest", an Affordable Group Housing Colony to be developed over an area measuring 6.29375 acres bearing License No. 224 of 2025 dated 14.11.2025 valid upto 13.11.2030 situated in the revenue estate of village Dayalpur & Junhera, Sector-114, Faridabad granted in favour of Mansha Buildcon Private Limited.

2. The application was examined and following observations were conveyed to the promoter on 10.07.2026:

- i. The promoter should apply for FAR of the project instead of land area.
- ii. Net worth certificates of the Directors should be certified by registered valuer.
- iii. A loan of Rs 30 crores has been taken by the promoter from Capri Global Capital Limited. NOC from the bank is required w.r.t. execution of sale deed upon deposit of 100% basic sale price of the unit.
- iv. Net worth Certificate of the Promoter be submitted.



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- v. The RERA Bank account details issued by ICICI Bank should contain the license number and area of the license.
 - vi. Registration fee is deficit by ₹ 47,630/-.
 - vii. Payment Plan is not in order.
 - viii. Cash Flow Statement is not legible.
 - ix. The Promoter has taken a term loan of ₹ 33.27 Crores and ₹ 161 Crores against loan against property. The purpose of taking these loans against the property along with its address be submitted.
3. The promoter vide reply dated 13.07.2026 and 15.07.2026 has removed all the above-mentioned deficiencies. 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 apartments/units 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 submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
 - iv. 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.
 - v. 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 and RC number should also 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.
 - vi. 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.
 - vii. That any change in the communication address should be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in REP-I.

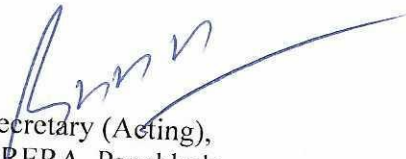


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- viii. That the said land has an encumbrance in favour of Capri Global Capital Limited amounting to ₹ 30 Cr. The repayment of the said loan shall be from the 30% account. The Lender will have no objection in the execution of Sale Deeds/Conveyance Deeds in favour of allottees (after 100% consideration of the units is deposited by the allottee in the Master Collection Account). This condition has to be incorporated by the Promoter in the BBA.
4. The office is directed to update online the Payment Plan and FAR of the Project as submitted vide reply dated 15.07.2026 and 13.07.2026 respectively.
5. File be consigned to record room after issuance of registration certificate. **Disposed of.**



True copy


Secretary (Acting),
HRERA, Panchkula

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



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