



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA



FORM 'REP-III'
[See Rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

The Director, Town & Country Planning has granted License No. 27 of 2024 dated 18.02.2024 valid upto 18.02.2029 for setting up of an affordable group housing colony on 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 for additional area measuring 2.96875 acres, in favor of M/s Mansha Buildwell Pvt. Ltd. Based on these licenses, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Mansha Everest" having a total area measuring 10.57125 situated in the revenue estate of Village Sadpura, Sector-104, Faridabad vide

Registration No. HRERA-PKL-FBD-768-2025

Dated: 01.10.2025

2. Promoter of the project is M/s Mansha Buildwell Pvt. Ltd., having its registered office at P-23, Sector-75, Faridabad, Haryana, 121002. Promoter is a Private Limited Company (having 2 directors i.e., Sh. Naresh Kumar Malik and Sh. Rajnesh Malik) registered with

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Registrar of Companies, National Capital Territory of Delhi with CIN: U45400HR2008PTC081927 having PAN No. AAFCM5397L. However, the landowner/licencees are M/s Kinsley Homes LLP and M/s Mansha Buildwell Pvt. Ltd.

3. Information submitted by the promoter about the project may be viewed in the PDF uploaded alongwith this certificate on the web portal of the Authority www.haryanarera.gov.in.

4. This Registration is being granted subject to following conditions that the promoter shall:

i) strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.

ii) strictly abide by the declaration made in Form REP-II.

iii) apart from the price of the flat/apartment, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.

iv) Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations 2017 and update the same periodically but not later than every quarter, including the information relating to flat/apartment sold/booked and expenditure made in the project.

v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority within one week after publication.



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- vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules 2017.
- vii) that the promoter shall submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.
- viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of flat/apartment.
- ix) the said project shall be completed by 05.08.2032. However, the registration shall be co-terminus with the validity of licenses granted by DTCP, Haryana.

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.



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- IV. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- V. 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.
- VI. 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.
- VII. 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.
- VIII. 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.
- IX. 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.
- X. That no clause of collaboration agreement dated 04.10.2023 be amended being irrevocable.
- 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

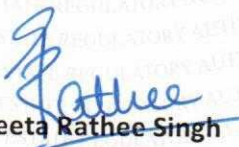


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value plus stamp duty and registration charges etc.) shall be paid as per the following payment schedule:

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


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman