

## Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh  
Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - e-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

FORM LC -V  
(See Rule 12)

License No. 17 of 2021

This License has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made there under to Mansha Buildcon Pvt. Ltd., with Regd. Office: P-23, Sector-75, Faridabad-121002 for setting up of an Affordable Plotted Colony under Policy 2016 Deen Dayal Jan Awas Yojna over an area measuring 7.1125 acres in the revenue estate Village Kheri Kalan and Bhupani, Sector-98, District-Faridabad, Haryana.

1. The particulars of the land, wherein the aforesaid affordable plotted colony is to be set up, are given in the schedule of land annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
  - a) That the affordable residential plotted colony will be laid out in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
  - b) That the licensee shall abide by the Deen Dayal Jan Awas Yojna policy dated 08.02.2016, subsequent amendments from time to time and other direction given by the Director time to time to execute the project.
  - c) That the licensee shall deposit an amount of Rs. 87,43,228/- against Infrastructural Development Charges in two equal installments. First within 60 days from issuance of license and second within six months be paid online at [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in). In failure of which, an interest @ 18% per annum for delay period shall charged.
  - d) That the licensee shall deposit the balance amount of External Development Charges of Rs. 419.797 lacs in equal 6 half yearly installment with interest as per policy dated 05.12.2018 (may be seen on website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in))
  - e) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made there under are duly complied with.
  - f) That the licensee shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

  
Director  
Town & Country Planning  
Haryana, Chandigarh

licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.

- s) That it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC. In case of not inclusion of EDC in the booking rates, then it may be specified that same are to be charged separately as per rate fixed by the Govt. You shall also provide detail of calculation of EDC per Sqm/per Sft to the allottees while raising such demand from the plot owners.
  - t) That the licensee shall keep pace of development at-least in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
  - u) That the licensee shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.
  - v) That the licensee shall complete the project within seven years (5+2 years) from date of grant of license.
  - w) That the licensee will pay the labour cess as per policy instructions issued by Haryana Government.
  - x) That the licensee shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein licensee have to deposit thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
  - y) That the licensee shall deposit the balance amount of EDC as per policy dated 05.12.2018 (may be seen on website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in)).
  - z) That the licensee shall permit the Director or any other officer authorized by him to inspect the execution of the layout and the development in the works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the license granted.
  - aa) That the licensee shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed there under shall be followed by the applicant in letter and spirit.
3. That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act, 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said

To be read with License No. 17 dated 16/04/2021 of 2021

Detail of land owned by Mansha Buildcon Pvt. Ltd.

Village	Rect. No.	Killa No	Area (K-M)
Bhupani	94	18	7-9
		19/1	4-0
		19/2	4-0
		22	8-0
		1min	1-0
		2	7-2
		9	1-8
		7/2	0-3
		8/2	7-7
		13/1	1-7
	100	2	0-19
		8	0-6
		9/1	6-1
Kheri Kalan	32	12/2	2-8
		13/1	4-0
		18/2/1	1-8
		Total	56-18
			Or 7.1125 acres

Director

Jasvir Kaur

56-18  
acres



## Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector-18A, Madhya Marg, Chandigarh  
Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) · e-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

Regd.

LC-III  
(See Rule 10)

To

Mansha Buildcon Pvt. Ltd.,  
Regd. Off. P-23, Sector-75,  
Faridabad-121002, Haryana,  
Email [ID-manshagroupfbd@gmail.com](mailto:ID-manshagroupfbd@gmail.com)

Memo No. LC-4335-JE (SK)-2021/ 5338

Dated: 03-03-2021

Subject: Letter of Intent for setting up of Affordable Plotted Colony (DDJAY) over an area measuring 7.1125 acres falling in the revenue estate of village-Kheri Kalan and Bhupani, in Sector-98, District Faridabad - Mansha Buildcon Pvt. Ltd.

Please refer your application dated 29.10.2020 on the matter cited as subject above.

Your request for grant of licence under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975, Rules, 1976 framed there under and Affordable Plotted colony under policy 2016 Deen Dayal Jan Awas Yojna over an area measuring 7.1125 acres in the revenue estate Village Kheri Kalan and Bhupani, Sector-98, Faridabad has been examined and it is proposed to grant license for setting up of aforesaid plotted colony. You are, therefore, called upon to fulfill the following requirements/ pre-requisites laid down in Rule 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of 60 days from the date of issue of this letter, failing which request for grant of license shall be refused.

2. To furnish bank guarantees on account of Internal Development Works for the amount calculated as under:-

Internal Development Works	
• Residential component = 6.828 acres x 20 lac	= Rs. 136.56 lacs,
• Commercial component = 0.2845 acres x 50 lac	= Rs. 14.225 lacs
• Total amount of IDW	= Rs. 150.785 lacs
• BG to be demanded =Rs. 37.696 lacs	
(Valid at-least for five year)	
OR	
* You may mortgage 15% saleable area against submission of above said BG and in case, said option is adopted, then the area to be mortgaged may be indicated on the layout plan to be issued alongwith the license alongwith the revenue details thereof. The mortgage deed in this regard shall be executed as per the directions of the Department.	
EXTERNAL DEVELOPMENT CHARGES:-	
• Plotted component = 6.828 x 93.687 lacs	= Rs. 639.695 lacs,
• Commercial component=0.2845 x 374.747 lacs (150%)	= Rs. 106.616 lacs
• Total = Rs.746.311 lacs and 75% of which is Rs. 559.73 lacs	
• As per policy dated 05.12.2018 the 25% of total EDC i.e. Rs. 139.933 lacs required to be deposited alongwith Bank Guarantee of Rs. 104.95 Lacs (Valid at-least for five year) i.e. equal to 25% of balance amount of Rs. 419.797 Lacs against EDC.	

  
Director  
Town & Country Planning  
(Haryana)




It is made clear that Bank Guarantee of Internal Development Works has been worked out on the interim rates and you will have to submit the additional Bank Guarantee, if any required, at the time of approval of Service Plan/Estimate. With an increase in the cost of construction, you would be required to furnish an additional bank guarantee within 30 days on demand.

3. To execute two agreements i.e. LC-IV & LC-IV-B on Non-Judicial Stamp Paper. Copies of the specimen of said agreements are enclosed herewith for necessary action.
4. That you shall add additional clause in the bilateral agreement as per the instruction dated 14.08.2020 with regard to "Auto-credit of 10% of receipts from the '70% realisations account' maintained under section 4(2)(l)(d) of the Real Estate Regulation & Development Act, 2016 to EDC".
5. That you shall deposit the following online at [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in):-
  - i. An amount of Rs. 139.933 lacs against 25% of total External Development Charges.
  - ii. An amount of Rs. 73,11,630/- against balance licence fee.
  - iii. An amount of Rs. 29,01,456/- against Conversion Charges.

*(Amount demanded in LOI is subject to audit and reconciliation).*
6. That you shall earmark 50% saleable area in the layout plan, to be issued alongwith the license alongwith revenue detail, which is to be freezed as per clause 5(i) of the policy, dated 01.04.2016. The area so freezed shall be allowed to be sold only after completion of all Internal Development Works in the colony.
7. To furnish an undertaking on non-judicial stamp paper to the following affect that:-
  - i. You shall deposit an amount of Rs. 87,43,228/- against Infrastructural Development Charges (75% as per policy dated 24.01.2018) @ Rs. 375/- per Sqm for plotted component and @ Rs. 750/- per Sqm for commercial component for 150 % FAR, in two equal installments. First within 60 days from issuance of license and second within six months be paid online at [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in). In failure of which, an interest @ 18% per annum for delay period shall charged.
  - ii. You shall pay the balance amount of External Development Charges Rs. 419.797 Lacs in equal six half yearly installment with interest as per policy dated 05.12.2018.
  - iii. You shall maintain and upkeep all roads, open spaces, public parks and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - iv. The EDC have been charged on the basis of EDC Indexation Mechanism Policy dated 11.02.2016, which stands approved by cabinet. If there will be any

change in the said rates, then differential amount from the original calculation will required to be deposited as and when demanded by the Department.

- v. You shall transfer the area falling under sector roads/green belt forming part of licenced land, free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
- vi. You shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
- vii. You shall not claim any damage against the Department for loss occurred if any as the provisions of external development facilitates may take long time by HSVP, hence.
- viii. You have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963.
- ix. You have read and understand the contents of Affordable Plotted Housing Policy Deen Dayal Jan Awas Yojna-2016 and you shall abide by the terms and conditions of this policy in letter and spirit.
- x. You will transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities as earmarked on the layout plan of the colony. This will give flexibility to the Director to work out the requirement of community infrastructure at sector level and accordingly make provisions.
- xi. You understand that the development/construction cost of 24m/18 m major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24m/18 m wide major internal roads as and when finalized and demanded by the Department.
- xii. You shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
- xiii. You shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by Haryana Urban Development Authority or any other execution agency.
- xiv. You shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- xv. You shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xvi. You shall use only LED fitting for internal lighting as well as campus lighting.
- xvii. You shall make provisions of solar water heating system as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for occupation certificate.

  
Director  
Town & Country Planning  
Haryana Urban Development Authority

- xviii. You shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision of site in licensed land for Transformers/Switching Stations/Electric sub-stations as per the norms prescribed by the power utility in the zoning plan of the project.
- xix. You shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.
- xx. It will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC. In case of not inclusion of EDC in the booking rates, then it may be specified that same are to be charged separately as per rate fixed by the Govt. You shall also provide detail of calculation of EDC per Sqm/per sqft to the allottees while raising such demand from the plot owners.
- xxi. You shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- xxii. The licence shall be valid initially for five years, which will be renewable further upto two years in accordance to the provision of Act No. 8 of 1975. Since, no further renewal will be allowed thereafter, hence, the project necessarily will have to be completed within a period of 7 years from the date of grant of licence, after getting the licence renewed, as per clause 1(ii) of the policy notified on 01.04.2016.
- xxiii. You have understood that clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall not be permitted.
- xxiv. You will pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
- xxv. You shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- xxvi. No further sale of the licence applied land has taken place after submitting the application for grant of license and land is free from litigation.
- xxvii. You shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- xxviii. No provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- xxix. You shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed there under shall be followed by the applicant in letter and spirit.
- xxx. You shall abide by the terms and conditions of policy dated 08.02.2016 DDJAY and other directions given by the Director time to time to execute the project.



8. That you will intimate your official Email ID and the correspondence on this email ID by the Department will be treated receipt of such correspondence.

DA/as above.

(K. Makrand Pandurang, IAS)  
Director, Town & Country Planning  
Haryana Chandigarh

Endst. No LC-4335-JE (SK)-2021/

Dated:

A copy is forwarded to the followings for information and necessary action:-

1. Senior Town Planner, Faridabad.
2. District Town Planner, Faridabad.


(ROHIT CHAUHAN)

District Town Planner (HQ)  
For: Director, Town & Country Planning  
Haryana, Chandigarh

To be read with LOI Memo No. 5338 dated 03-03-2021 of 2021

Detail of land owned by Mansha Buildcon Pvt. Ltd.

Village	Rect. No.	Killa No	Area (K-M)
Bhupani	94	18	7-9
		19/1	4-0
		19/2	4-0
	100	22	8-0
		1min	1-0
		2	7-2
		9	1-8
		7/2	0-3
		8/2	7-7
		13/1	1-7
		2	0-19
		8	0-6
		9/1	6-1
		12/2	2-8
Kheri Kalan	32	13/1	4-0
		18/2/1	1-8
		Total	56-18
		Or 7.1125 acres	

  
Director  
Town & Country Planning  
Haridwar  
Jawahar Lal Nehru

**Inventory of Plots at Sector-98, Faridabad, Haryana**

Total No. of Plot.	132
Freezed Plot 50%	66
Unfreezed Plots 50%	66
Sold Plots	40
Unsold Plots	92

**Mansha Buildcon Pvt Ltd Limited***Rajen Singh*

Authorised Signatory

Authorized Signatory



(Annexure-A)

DAKSHIN HARYANA BIJLI VITRAN NIGAM

From

SDC/OP  
OP Sub-Division/Sub-office  
DHBVN

To

M/S Mangha Buildcon Pvt. Ltd  
Address Vill - Kheri Kolan - Sec-98, And

Memo No. Ch- 1910

27/12/2021  
Dated: - 1/2018

Sub:-

Consent for execution of work under self execution scheme.

This is with reference to your application No.  
dated for electrical connection of Category

As per provision of HERC 'Duty to supply electricity on request, Power to recover expenditure incurred in providing supply and Power to require security Regulations, 2016', you may opt either for self-execution of work or for carrying out the work through the Nigam on payment of estimated amount of the work required for release of your connection.

The amount of estimate for the connection is Rs 9016188  
sanctioned estimate is enclosed herewith indicating the detail list of various items / materials

In case you opt for Self Execution of work, following terms & condition shall apply -

- i. The work shall be carried out under self-execution scheme only through contractors empanelled by the Nigam under EOI-05 & EOI-12 for 33KV & 11KV works, respectively. However, this condition will not be applicable to Govt agencies like PWD, Public Health Department, Irrigation Department, MUOA, HSILCO and NHAI etc. in case they opt to get the work executed under self execution scheme from their empanelled electrical contractors, if any.
- ii. The list of empanelled contractors to get the work carried out under self-execution scheme (List to be attached as Annexure-C).
- iii. The rates to be charged by the contractor should not be more than the rates finalized (Estimate cost + premium allowed) under EOI-05 or EOI-12, as the case may be (Rates finalized under EOI-05 & EOI-12 for 33KV & 11KV works, is attached at Annexure-D). The final payment to the contractor shall be made by the applicant as per actual materials installed at site and not as per estimated cost.
- iv. The Contractor shall procure the material from empanelled vendors as per latest specifications of the Nigam. The requisite documentary proof shall be supplied by the Contractor. The latest Nigam specifications can be down loaded from the Nigam Website ([www.dhbvn.org.in](http://www.dhbvn.org.in)).
- v. In case any contractor is found breaching the conditions mentioned at Sr. No. iii & iv or the workmanship is not up to the mark, he shall be de-empanelled and blacklisted.





DAKSHIN HARYANA BIJLI VITRAN NIGAM  
(A Govt. of Haryana Undertaking)  
Website: www.dhbvn.org.in  
**Electricity Bill**

**Duplicate Bill**  
REVISED BILL

Account No: 6274016269



Name: MANSHA BUILDCON PRIVATE LIMITED		Account No: 6274016269	Net Payable Amount on or before Due Date (₹): -99919.00
Address: M s Mansha Buildcon Pvt Ltd, Sec 98 Greater Faridabad, Kheri Kalan, 121002, Distt Faridabad, HR-121002, IND		Old Acct No: 1215319UATQR0045	Due Date: 01/06/2022
Circle : Faridabad Circle-1		K No:	Surcharge(₹): 0.00
Cycle/Group: ATTV/09U		Issue Date: 25/05/2022	Gross Amount Payable After Due Date(₹): -99919.00
Division: Division Greater Faridabad		Bill Month: MAY/2022	Bill No: 627401033851
Sub Division: F15-Kheri Kalan		Net Payable Amount in words: Not To Pay	

User Id:- reportus Generated On:- 26-05-2022 03:26:09

Meter and Read Details (\* Latest MCO is shown in case of multiple MCO in one billing cycle)

Meter No.	Meter Reading Date		Period Days	MDI	Unit	Meter Reading		M.F.	Consumed Units	Billed Units	Bill Basis	Read Rmrk	Mtr Sts
	Old	New				Old	New						
20210693	09/09/2021	20/05/2022	254	0.00 (KW)	kWh	1	5379	1	5378	5378	OK	OK	A

Arrears Outstanding for the Financial Year (₹)				Slab Calculation			Connection Details	
Description	Previous	Current	Total (₹)	Unit	Rate	Amount (₹)	Tariff Category	LTS-NDS
SOP Charges	0.00	53280.47	53280.47	5378	11.070	59534.46	Flats in BS (DS)	NA
F.S.A.	0.00	0.00	0.00	Total		59534.46	Supply Voltage(kV)	0.40 kV
Surcharge	0.00	448.41	448.41	Applicable Tariff on Read Date:			Sanctioned Load (Kw/CD)	15.00/0
E Duty	0.00	495.00	495.00				MMC(₹)	23495.00
M. Tax	0.00	1095.93	1095.93				Cons. Security (₹)	60000.01
Fixed Charges	0.00	0.00	0.00				DOC/DOE	09/09/2021/10/03/2023
Excess Credit	0.00	0.00	0.00				Meter Ownership/MDI Meter	Nigam Meter/
Total Arrear	0.00	55319.81	55319.81				Meter Make/Meter Type	L & T /3-PH-MTR

Details of Charges for Current Cycle		Details of Amount Payable		Last Payment Details	
Description	Amount (₹)	Description	Amount (₹)	Amount(₹)	
Fixed Charges	0.00	Current Cycle Charges	61262.97		43973.00
Energy Charges	59534.46	Arrears/Outstanding Dues	55319.81	Receipt No	627401688385
MMC/FC for Reconnection	0.00	Sundry Charges/Allowances	0.00/0.00	Receipt Date	25/03/2022
Amount to cover MMC	0.00	Provisional Adjustment/BR Adj.	-216151.82	Mode of Payment	Payment via Internet
Fuel Surcharge Adjustment	0.00	LPS Adjustment	-350.41	Previous Consumption Pattern	
TDS/TCs	0.00/0.00	Other Non-Energy Charges	0.02		
Excess Load Surcharge	0.00	Net Payable Amount	-99919.00	Bill month	Units (KWH)
Capacitor Surcharge	0.00	On Or Before Due Date(₹)	0.00		Units (KVAH)
Meter Service Charges	0.00	Surcharge(₹)	0.00		MDI
Line Service Charges	0.00	Gross Amount Payable After Due Date(₹)	-99919.00		Status
Capacitor Service Charges	0.00	Brief details of Sundry charges /allowances 11211SDO12153/2022/03577 LPS Energy ( )		In case of bill is not paid within 7 days of due date the supply shall be liable to be disconnected without any further notice.	
Solar Rebate /Prepaid Rebate/Gaushala Rebate	0.00/0.00/0.00				
Govt. Subsidy/Battery Rbt	0.00/0.00				
Electricity Duty	537.80				
Municipal Tax / P Tax	1190.69				
Total Current Cycle Charges (₹)	61262.97			Date from which bill other than "OK" is being issued:	

DD to be drawn in favour of SDO F15-Kheri Kalan , DHBVN , FARIDABAD

**Important Information for consumers:**

Payment of this bill can be made online by logging on the Website: [www.dhbvn.org.in](http://www.dhbvn.org.in) at any time and at office counter on all working days during working hours i.e. 09:00AM to 05:00PM.

This Bill be considered as a notice under section 56 of The Electricity Act 2003. Kindly pay the bill by due date. In case of default the connection is liable to be disconnected after 15 days of due date

**Address and Telephone Number(s) of the authorities relating to consumers grievances**

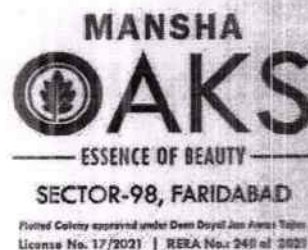
Grievance pertaining to this bill can be lodged with	Address & Telephone number(s) of the		For all type of complaints call at:
Assistant General Manager Operation - F15-Kheri Kalan	Consumer Grievance Redressal Forum	Ombudsman	18001804334 (Toll Free)
	HETRI HOUSE, GURUGRAM	HERC, Sec-4, Bays No. 33-36, Panchkula, Haryana Email ID : eo@nic.in Contact No. - +91(172)2572299 WhatsApp No:-	1800 180 2124 (Vigilance Toll Free)





## MANSHA OAKS - PRICE LIST

EDC/IDC - Rs. 3,400/- per sq.yds.



PLAN - A	
At the time of Booking	10% of BSP
At the time of Allotment within 45 days of Booking	10% of BSP + EDC 25% + PLC 50%
At the time of Starting of Park Development or within 90 days whichever is later	10% of BSP + EDC 50% + PLC 50%
At the time of Starting of Sewarage Work or within 150 days whichever is later	15% of BSP + EDC 25%
At the time of Starting of Water line or within 210 days whichever is later	15% of BSP
At the time of Starting of Roads Work or within 255 days whichever is later	15% of BSP
At the time of Starting of Street Light Work or within 300 days whichever is later	15% of BSP
On Offer of Possession	10% of BSP + Other Charges

FLEXI PLAN - B	
Booking Amount	10% of BSP
At the time of Allotment within 45 days of Booking	40% of BSP + EDC + PLC
On Offer of Possession	50% of BSP + Other Charges

DOWNPAYMENT PLAN - C (DISCOUNT 7% OF BSP)	
Booking Amount	10% of BSP
At the time of Allotment within 45 days of Booking	90% of BSP + All Other Charges

PLC (Preferred Location Charges)	
Park PLC	5%
Corner PLC	7%
Park + Corner PLC	10%

IFMS (Interest Free Maintenance Security) / UCC (Utility Connection Charges) / EEC (External Electrification Charges) and all applicable. Taxes will be Charged extra.

**Note :**

All Cheque / Demand Draft to be made in favour of "M/S MANSHA BUILDCON PVT. LTD." payable at Faridabad only.





## **HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA**

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of an Affordable Plotted Colony namely "Mansha Oaks" to be developed on land measuring 7.1125 acres, situated in Village Kheri Kalan & Bhupani, Sector-98, Faridabad vide

**Registration No.HRERA-PKL-FBD-248-2021**

**Dated: 02.07.2021**

1. The promoter of the project is Mansha Buildcon Pvt. Ltd., P-23, Sector-75, Faridabad-121002, Haryana. The promoter is a Private Limited Company registered with Registrar of Companies, Delhi with Corporate Identity Number-CIN: U70109HR2006PTC081926 having PAN No. AAECM6898D.

2



# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

2. The 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](http://www.haryanarera.gov.in).

3. This Registration is being granted subject to the 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 plot, 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) create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations



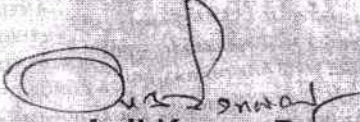
# **HARYANA REAL ESTATE REGULATORY AUTHORITY**


## **PANCHKULA**

and update the same periodically but not later than every quarter, including the information relating to plots sold/booked and expenditure made in the project.

- v) submit a copy of the brochure and each advertisement(s) immediately after publication.
- vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.
- vii) 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 plots.
- ix) complete the project by 15<sup>th</sup> April, 2026.

  
**Dilbag Singh Sihag**  
Member

  
**Anil Kumar Panwar**  
Member

  
**Rajan Gupta**  
Chairman







गुनावन्दी गांव

वहसील

जिला

पुनर्वारा

साल

2019-20

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19/10/2020

नोट:-  
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9/20/2019

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इस जगह से काटिये कि आसानी से जगह चूरी के साथ गयी हो सके।

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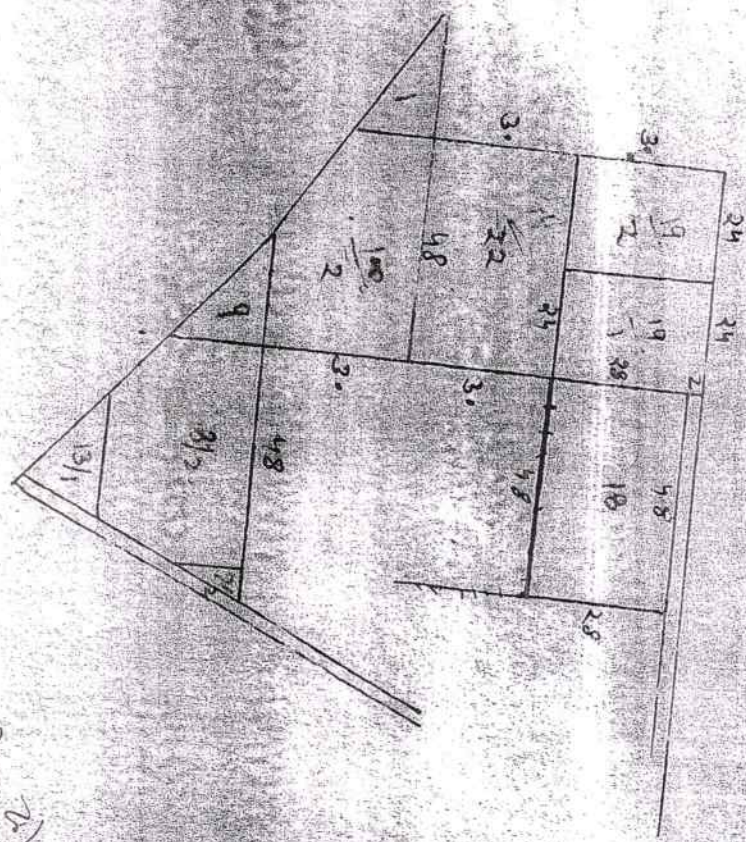




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नरसाल : केशीदाबाद

जिला : केशीदाबाद

साल : 2015-2016

T. P. Palwal

अभिप्रेत

12

खेवट या खेतों में न. नाम तरक या विवरण सहित मासिक नाम  
 जमाबंदी करती

विवरण सहित  
 करतकर

कुल या सिचाई के नम्बर खसरा या रकबा और किरम  
 अल्प साधन का मुरखे और कितने जमीन

दर और हिस्सा या सहाई के रकियत का सहाई के नाम और अभिप्रेत  
 ब्यारे के पैमाना और ब्यारे सहित  
 साथ लगान बाड़ का डेन जो मुजारा होता है

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शेक जवहार शेर सिंह,  
 आदी

सुदकारत

राजवीर,

दयवत

18

7-9 चाही

कल्या

रोहताग,

समय सिंह पुत्र

पूरनचंद पुत्र

मोजौरान

हर धार समभाग

मालकान कल्या

वादी नुजेलर

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श्रीमती आडीबाई,

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बल्लुबाई,

चन्द्रवती,

शेनवती पुत्रियां

गोलाराम पुत्र

नोलनदाल

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P. P. Palwal

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नाम Bhubani

तहसील फरीदाबाद

जिला फरीदाबाद

साल 2015-2016

Type Parat Patwar

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खेपट या सतीली नं.	नाम वरफ या पत्नी	विवरण सहित आर्थिक नाम	विवरण सहित कारतकार	कुल या सिंचन के अन्तर्गत साधन का नाम	गन्तव्य खसरा या रकबा और किस नाम	दर और सरका के व्यय के साथ लगान जो मुजारा देता है	रिस्सा या हकीयत का पैमाना और बाड का दर	माल और सवाई के व्यय सहित	अभियुक्ति		
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शेर सिंह

बुद्धकारत

टपवतल

19/2

4-0 चाही

पड़ता बगल

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रोहताश, समय सिंह पुत्रान पुन सिंह पुत्र मोदीपान हा चार समभाग बसीदेर

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दयुवर्षत

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7-7 नहरी  
1-7 चाही

किते 4

कुल नवहआ

15-6

16-6

8-16 चाही  
7-10 नहरी

श्रीमती आर्डाबाई,  
साजवन्ती,  
बळ्ढाबाई,  
चन्द्रवती,  
बेमवती पुत्रियां  
गोहराम पुत्र  
नोतनदास  
हर उः समभाग  
1/4 भाग  
विवाहसमान,

शुभ या तिथि के सम्बर खसरा या रकबा और किरम  
अन्य साधन का मुखे और किते जमीन  
नाम का नम्बर  
दर और हिस्सा या  
सख्या के रुकियत का  
व्यारे के पैमाना और  
साथ लगान बाड का देन  
जो मुजारा देता है  
नाम और अभिमुक्ति  
सवाई के  
व्यारे सहित  
मान और अभिमुक्ति

कलजा

पड़ना वधरह  
खेवट  
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10/10/20



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खेट या खेत  
नमस्ते

3 तहसील प्रमाणपत्र  
4 विवरण सहित सांख्यिक नाम  
5 विवरण सहित सांख्यिक नाम  
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प्राक उत्तरा  
शर सिंह,

राजवीर सिंह,

रोहताप,

समय सिंह पुत्रान

पुत्र सिंह पुत्र

नजीराम

हर चार समग्र

रहन हिस्सा

1/4 भाग

बाला रहन हिस्सा

3/4 भाग

बासो

श्रीमती शान्ति बाई

विवाह व

दलीप कुमार,

किसनचन्द,

कुलदीप कुमार पुत्रान व

श्रीमती अनिता देवी,

श्रीमति राजनी देवी

सुदकाश नालकान

3/4 भाग

व नीज देहास्यत

कासीदेह

मैर मौरसी

19/1

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लमान80/-

पड़ता वधरक

की खेवट

कमान न.1

वकीला ताल कम्पा

देता है

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साथ लगान बाड का डंग

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जोडा उमरा

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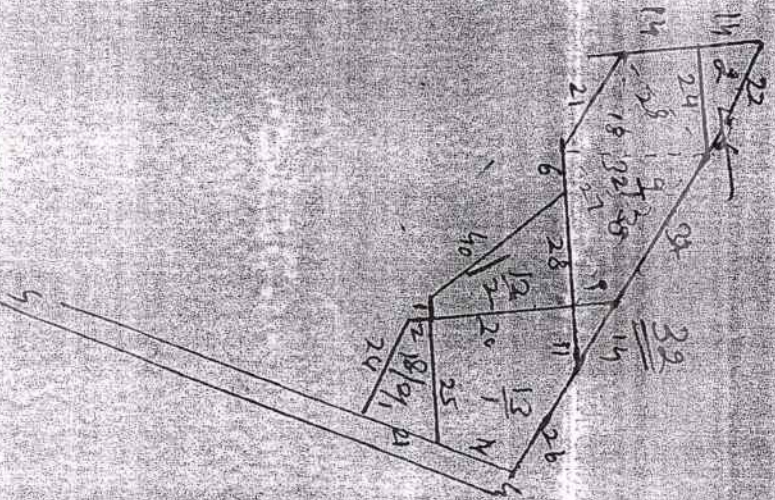
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रजिस्ट्रार कार्यालय गांव

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फरकाना

18/10/2015

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7522-DLR-item No 3-HGP, P41

रिजिस्टर संश्लेषण

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२३. जाह से कहते कि आसानी से जगन्नाथ के साथ नरेशी हो सके।



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## Item No. 3-114 H.C. &amp; P.

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James Miller Oct 1 and 2 1872

From Buffalo Creek to 2nd  
2nd Street at 8th St. 2.1000

