



The
HERITAGE
— BY —
MANSHA

*Enter the world of
unmatched comfort and convenience*

*Perfect Blend of Luxury Living and
Green Spaces in Sonipat*

The Pinnacle Real Estate Group

Step into a world where every detail elevates your lifestyle. The Heritage by Mansha offers a range of residential options, including plots, villas, independent floors, and commercial SCOs, tailored to diverse needs.

Founded in 2006 by Mr. Naresh Kumar Malik, Mansha Group is dedicated to providing quality real estate solutions with integrity. Mr. Malik, a seasoned professional since 1986, aims to revolutionize the market with integrated construction and management, fostering lasting client relationships. This commitment sets Mansha Group apart in the Delhi NCR real estate market.

12 SUCCESSFUL
PROJECTS

55 LAC SQ. FT.
DELIVERED

2400+ HAPPY
CUSTOMERS



Trusted & Reliable Name in
Real Estate since 2006



Most trusted Brand
for excellence in
Real Estate Faridabad



W E L C O M E T O



The

Sanctuary of *Modern Living*



Step into a world where every detail has been carefully crafted to elevate your lifestyle. The Heritage by Mansha offers a diverse range of residential plots and commercial SCOs, ensuring that every individual's needs and preferences are met with perfection.

Entrance Gate Design



Adorned with Clock Tower and The English Landscape Garden, an impressive, elegant entrance gate with a vibrant waterfall sets the stage for a grand welcome.

Where *Living* is an Advantage





The

Serenity Haven

Where Life Flourishes, Blessings Abound



Enter a realm of luxury and opulence at our modern township, where grandeur and sophistication meet. With lavish amenities and opulent residences, experience unparalleled comfort and convenience. Welcome to indulgent living at its finest.



Gated Community



Well Connected



Smartly Designed

Location Map





The Location

Sector 83 - 84, Sonipat

Strategically Located

Located Right On NH44 (previously known as NH-1)
Opposite To Omaxe City And Eldeco County
Well-developed social infrastructure in close proximity
In close proximity to the
upcoming Special Economic Zone (SEZ) Kharkhoda
In proximity to the Rajeev Gandhi Educational City
In proximity to esteemed schools, renowned hospitals,
and bustling shopping malls
In proximity to Rai Sports complex





The

Proposed Rapid Rail *Transit System*

Connecting Delhi-Sonipat-Panipat (extended to Karnal)

130-km long high-speed rail corridor (elevated mostly + underground)

Will be integrated with Pink, Blue, Red & Magenta lines of Delhi Metro • 12 station + 2 depots

Proposed Closest Station: Rajeev Gandhi Education City



All your
requirements
are effortlessly
within reach
**LOCATION
ADVANTAGES**



Educational Institutions nearby

Swarnprastha International School

O P Jindal Global University

Navyug Public School

The Gateway institute of Engineering and Technology

Shiva Shiksha Sadan

Delhi Public School

South Point Public School

SRM University

Modern School



Retail & Hotels nearby

TDI Parkstreet Mall
Upcoming Ramada Hotel
SK Park Blue Hotel
Sarovar Portico Hotel
Tulip Center Point Mall
MG Mall



Hospitals nearby

Sanjog Hospital
Park Nidaan Hospital
Nav Jeevan Hospital
Cygnus JK Hindu Hospital
Saxena Multispeciality Hospital
Films Hospital
Tulip Hospital
Bhagwan Dass Hospital



The
Gateway To
Modern Living

In our gated community, your safety and that of your family are paramount. We maintain round-the-clock security with 24 X 7 CCTV surveillance. The environs of The Heritage by Mansha are meticulously landscaped, ensuring a picturesque view from every angle.



**Manicured
Greens**



**Designer Light Poles with
Electricity saving LED Lamps**



**24 X 7 CCTV
surveillance**



Representational Image



Perfect Blend of Luxury Living
and Green Spaces



The Comfort Plus

We're committed to your comfort, going beyond beautiful décor and views.
Our focus is on enhancing your quality of life with the latest amenities.



Representational Image

Experience the freedom of wide, well-laid roads that seamlessly connect every corner of township.

Experience tranquility from the moment you arrive. Our community prioritizes safety with controlled access entry. Rest assured, your peace of mind is our top priority.



Expansive Thoroughfares
Navigating Comfortably

Representational Image

*Relish The Peace of
Verdant Green Spaces*



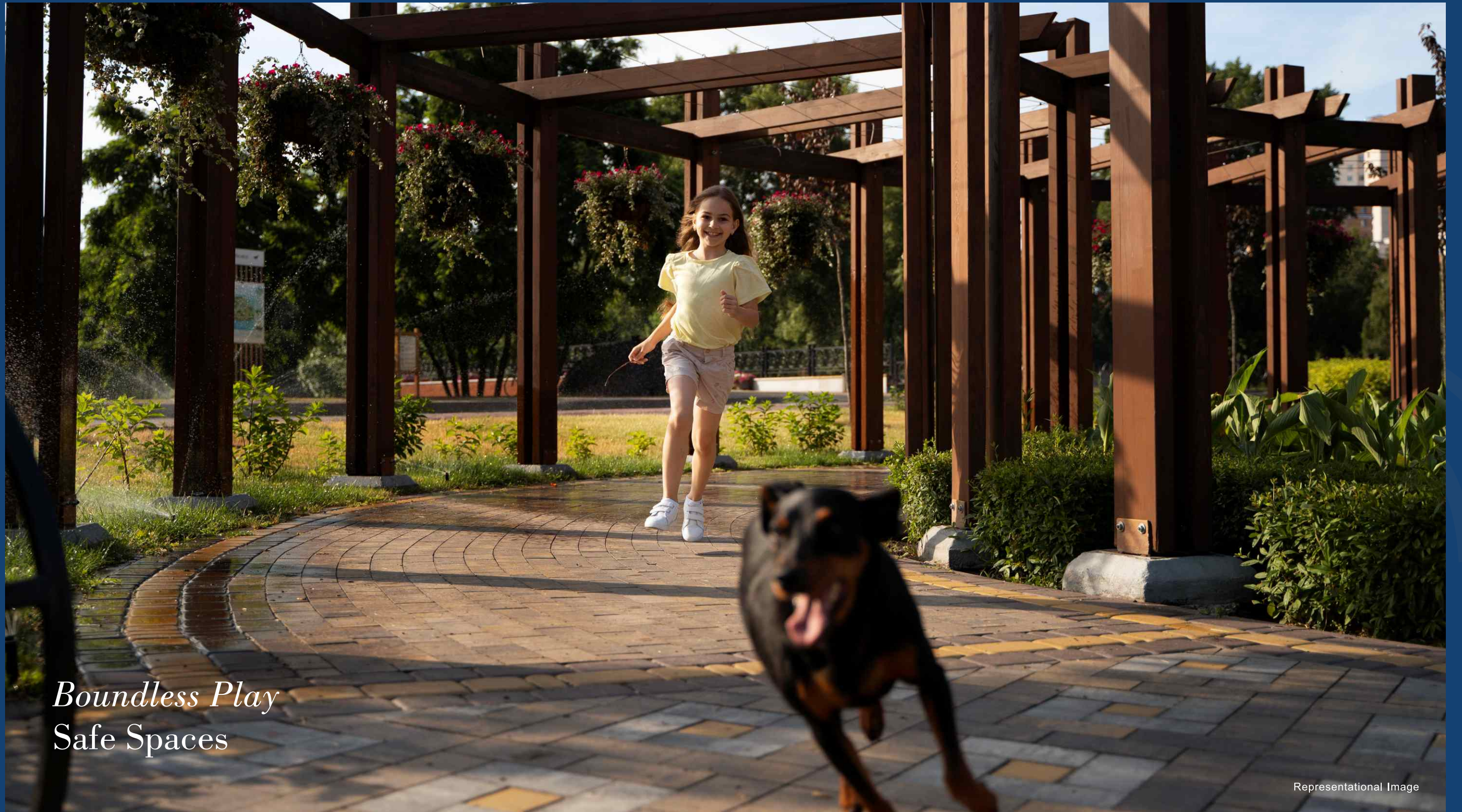
Representational Image



The beautiful landscaped baboli gardens interspersed with walking allys is a stunning architectural highlight of The Heritage by Mansha



Indulge in the tranquility of lush green areas and meticulously manicured gardens.



Boundless Play
Safe Spaces

Representational Image



Representational Image

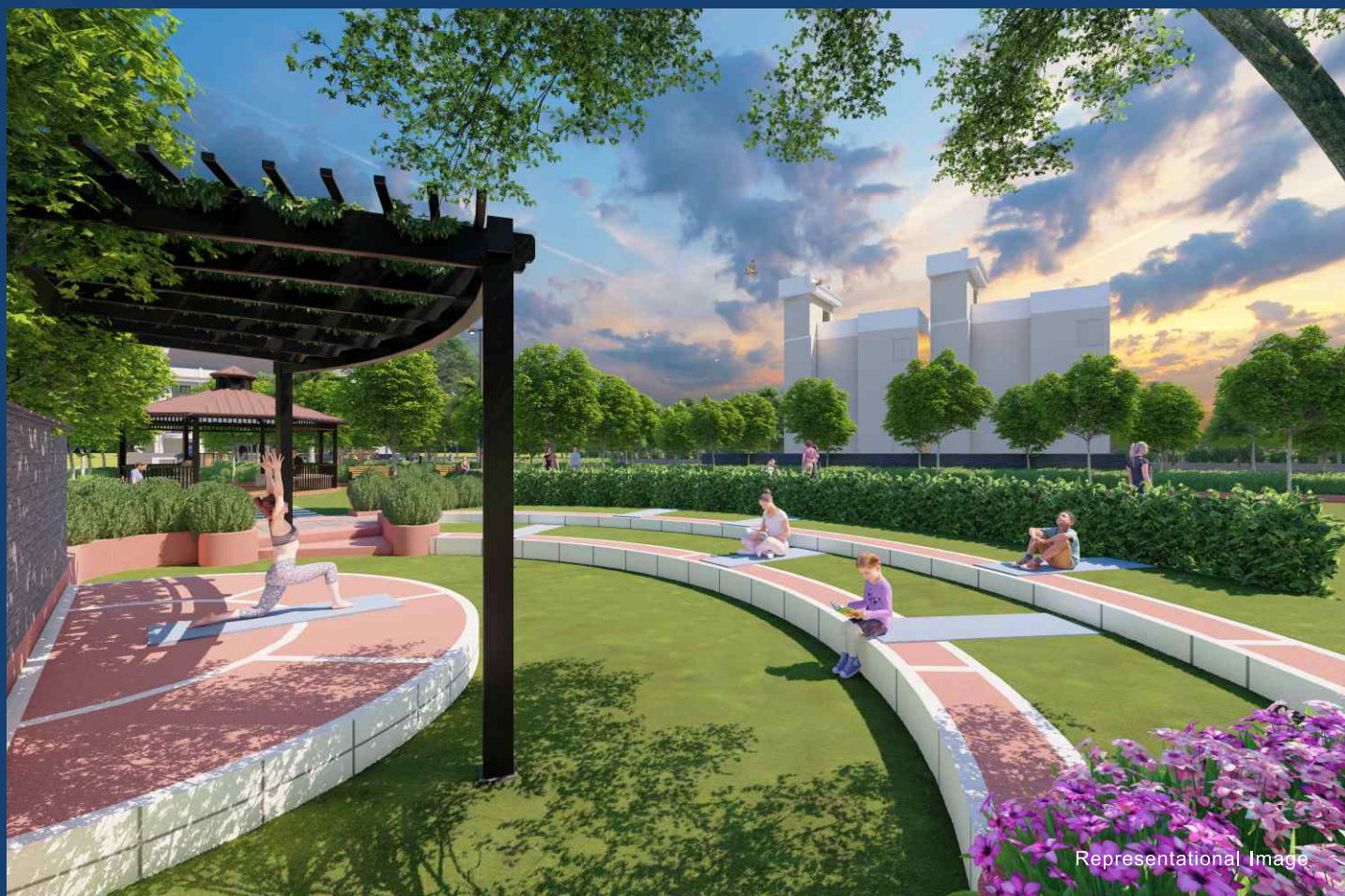


With safety at its core, every corner invites children to embark on exciting adventures. From colorful jungle gyms to interactive play structures, ignite young minds and encourage active play.



Initiate Your
Holistic Wellness Voyage

Representational Image



Embark on a journey to holistic wellness amidst the refreshing ambiance of open-air gym and yoga garden.

Unleash your competitive spirit and perfect your game on our state-of-the-art lawn tennis and badminton courts.



Secure Access
Peace of Mind



Representational Image



Experience tranquility from the moment you arrive. Our community prioritizes safety with controlled access and boom barrier entry. Rest assured, your peace of mind is our top priority.



Planned Infrastructure For The Times To Come

ECO-FRIENDLY DESIGN

ALL UNDERGROUND CABLING

WIDE OPEN ROADS

ADVANCED SECURITY SYSTEMS

PROVISION OF UNDERGROUND WATER TANK

24 X 7 POWER BACK-UP FOR COMMON AREAS

RAIN WATER HARVESTING

ROUND-THE-CLOCK FACILITIES MANAGEMENT

SEWAGE TREATMENT PLANT

Work, Shop & Enjoy Close To Your Home

DESIGNED FOR A COMPLETE LIVING EXPERIENCE

STATE-OF-THE-ART WORKSPACES

HIGH STREET SHOPPING MODEL

AMPHITHEATRE

SITE PLAN



Site Layout Plan

TYPES OF PLOTS	DIMENSION OF PLOTS		AREA OF PLOTS (SQ.YARD)
	WIDTH	DEPTH	
	40' 10"	116' 7"	529.35
	38' 10"	104' 8"	452.01
	30' 1"	92' 7"	310.05
	31' 3"	72' 2"	251.51
	29' 11"	87' 3"	290.25
	27' 9"	83' 0"	255.99
	29' 8"	87' 1"	287.48
	30' 0"	87' 1"	290.55
	26' 7"	70' 7"	208.99
	39' 7"	117' 9"	518.23
	28' 3"	79' 3"	249.23
	25' 6"	72' 7"	206.27
	33' 0"	82' 5"	302.47
	28' 10"	76' 1"	244.34
	29' 11"	81' 7"	271.38
	33' 0"	79' 3"	290.69
	13' 6"	39' 9"	59.87
	16' 5"	35' 3"	64.54



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1 Square Yards = 0.8361 Square Metre MAP NOT TO SCALE

Key Highlights



Secure Gated Community*



Decorative Concrete Paver Roads



Option to Build Independent Floors



Designer Light Poles with Electricity saving LED lamps



Open Gym



24 x 7 CCTV Security



Independent Sewerage Treatment Plant



Kids Play Area



Dual Piping Water Supply System



Manicured Landscapes

Plots

Plot sizes - 210 to 550 sq.yds. approx

Independent Floors

Provision of premium independent floors



OUR ESTEEMED PROJECTS



MANSHA GREENS
Come, adore nature
Delhi-Mathura Road, NH-2, Palwal



**MANSHA
MODEL TOWN**
JUNDLA, KARNAL



**MANSHA
LUXURY FLOORS**
GIP, Sector-72, Greater Faridabad



MANSHA RESIDENCY
DELHI-MATHURA ROAD,
NH-2, PALWAL



**MANSHA
CITY**
Sector-9, Palwal



**eden-slf
City**
Taraori-Nilokheri, GT Road, Karnal



**MANSHA
Floors**
SRS City, Sector-6, Palwal



**MANSHA
ROYAL FARMS**
ALIGARH ROAD, PALWAL



**INDERPRASTHA
greens**
Sec-1 G.T. Rd., Taraori-Nilokheri, Karnal







Mansha Buildcon Pvt. Ltd.
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License No.:266-2023 | HRERA No. PKL-SNP-588/2024 | www.haryanarera.gov.in

DGTCP Haryana has granted License No. 266 of 2023 Dated 26.12.2023 for setting up of Residential Plotted Colony on land measuring 21.13125 Acres falling in the Revenue Estate Village - Kamashpur, Sector-83 & 84, Sonipat, Haryana. Colonizer - M/s Mansha Buildcon Pvt. Ltd., at Plot No. 23, Block-P, Sector 75, Faridabad, Haryana - 121002. Total Residential Plots-176, Sizes 206.27 Sq. Yds. to 529.35 & Total EWS Plots-45, Total Green Area 8455.17 Sq.Yds., Commercial Area 2204.42 Sq. Yds., Community Facility 0.24 Acres.

DISCLAIMER : Developer reserves the right to alter the specifications and facilities for design improvement. This communication is purely conceptual and not a legal offering. The developer reserves the right to amend/alter the area, Layout, Elevations, Specifications and amenities. Elevation, Photographs/Images used in this brochure are purely artistic in nature and tend to change with/without prior notice. All images are for Visual representation only.