



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 18.12.2024.

Item No. 273.15

Continuation of registration of project for third year under Section-7(3) of RERA Act, 2016.

Promoter: M/s. Sunbreeze Builders and Developers Pvt. Ltd.

Project: "Shubhangan" an affordable Residential Plotted Colony on land measuring 9.481 acres situated in Sector 40, Panipat.

Reg. No.: HRERA-PKL-PNP-129-2019 dated 03.07.2019 valid upto 30.06.2021, First extension and general extension granted upto 30.03.2023, second extension granted upto 30.03.2024

Present: Mr. Anil Wadhwa, Director of Company.

1. M/s. Sunbreeze Builders and Developers Pvt. Ltd. had applied for continuation of registration of the said project for third year i.e. upto 30.03.2025. The promoter has applied on prescribed proforma Rep-V Form. The applicant promoter has submitted Rs. 2,18,725/- as extension fee. The promoter has submitted quarterly progress reports till 31.03.2024. Photographs showing the present position at site have been submitted.

2. The promoter has submitted the following:

- i. Architect certificate states that total overall percentage of work completed at site as on date 31 March 2024 is 71.59%.
- ii. CA certificate dated 16.04.2024, based on the record produced before the CA, states that:

Amount received from allottees (675320110000043)	211.01 lakhs
Amount received from other sources (675320110000043)	190.72 lakhs
Money deposited in the escrow account (675320110000043)	401.76 lakhs



Money withdrawn from escrow account (675320110000043) 390.77 Lakhs

Amount incurred on the construction work 307.17 Lakhs

- iii. Service Plan Estimates approved vide Memo no. LC-3732-JE (MK)-2023/27855 dated 23.08.2023.
 - iv. Copy of approval of electrification plan dated 10.03.2023 from Chief Engineer, UHBVN, Rohtak.
 - v. Copy of application dated 23.04.2024 to DTCP for issuing Completion Certificate.
3. Explanatory note:

The promoter has received service plan estimates on 23.08.2023, permission for extraction of ground water on 10.05.2023, sewerage has been installed, pipelines has been laid down, requisite horticulture work has been done, roads has been laid down, campus lighting has been installed however erection of external electrification is under stage of work in progress. We assure that we shall provide the pendency within a month.

4. On 15.05.2024, Authority decided that promoter should submit copy of renewal of license, Engineer Certificate as well as stages of development/construction works undertaken till date.

5. Vide reply dated 18.07.2024, the promoter submitted the following;

- a. Copy of renewal of license. The License No. 35 of 2019 dated 01.03.2019 has been granted by DTCP on land measuring 9.481 acres valid upto 29.02.2024, renewed upto 28.02.2026;
- b. QPR filed upto 30.06.2024;
- c. The promoter states that they earlier submitted architect certificate certifying 71.59% of work completed in which 50% freezed plots were not considered. The work completed as on 30.06.2024 is 97.23% stands revised as plot 82-108 are freezed as per DDJAY Policy;
- d. Engineers certificate for period ending 30.06.2024 states that percentage of work done in Building is 97.23% and percentage of internal & external development work done is 112.39% (total estimated cost is Rs. 860 lacs and cost incurred till 30.06.2024 is Rs. 966.55 lacs).
- e. CA certificate dated 11.07.2024, based on the record produced by the promoter, states that:

Amount received from allottees (675320110000043)

162.23 lakhs



Amount received from other sources (675320110000043)	192.98 lakhs
Money deposited in the escrow account (675320110000043)	355.21 lakhs
Money withdrawn from escrow account (675320110000043)	349.57 Lakhs
Amount incurred on the construction work	388.74 Lakhs

6. All the above accounts mentioned in the CA certificate dated 11.07.2024 are escrow accounts. This certificate has been issued on the basis of records and documents produced by the promoter. Authority directs the promoter to submit the amounts deposited in all the 3 accounts, i.e., the Master account, the escrow account and the free (30% account) as on date duly certified by the bank.

Authority also observed that as per Engineer Certificate dated 30.06.2024, percentage of work done in buildings is 97.23% whereas it is a plotted colony. Ms. Anshul Garg, CA submitted that on 81 plots, floors have been constructed. Promoter is maintaining many bank accounts.

7. On 14.08.2024, Authority decided that promoter should inform whether permission to construct floors was obtained from RERA or not? All RERA Bank Accounts details with amount be submitted before next date of hearing. Adjourned to 23.10.2024.

8. On 23.10.2024, Ms. Anshul Garg, Authorized Representative submitted that reply has been filed in registry on 21.10.2024. Hence, Authority decided that reply be examined by Project Section and report be submitted on next date of hearing. Adjourned to 18.12.2024.

9. The promoter vide reply dated 21.10.2024 has submitted the following:

- i. Amount deposited in master account- Rs. 100.74 cr.
Amount deposited in free account – Rs. 16.4 cr.
Letter from Bank of India has been annexed stating that the promoter is maintaining Master and Escrow accounts as one account Bank of India, Panipat branch vide account no. 675320110000043. Further, distribution or free account (30%) vide acc. no. 604920110000708 is at Bank of India, SME Branch at Delhi.
- ii. The promoter states that they have received permission vide item no. 144.16 of meeting held on 02.08.2021, however order not enclosed.

10. The promoter has not submitted - amounts deposited in all the 3 accounts, clarification as to why engineer certificate has mentioned % of completion in 'building' when the project registered is plotted. Late fee and penalty as per resolution dated 07.08.2024 is Rs. 4,59,322/-.



11. Mr. Anil Wadhwa, Director of company stated that S+4 floors are being constructed on about 50 plots.
12. Authority viewed it very seriously that promoter is constructing S+4 floors on plots without permission of Authority whereas promoter was allowed to construct floors on Plot No. 10 to 25 vide orders of Authority dated 02.08.2021, Item No. 144.16.
13. After consideration, Authority decided as under:-
- Amount deposited in all the three accounts be intimated supported by CA certificate.
 - Total no. of plots in the project. No. of plots on which S+4 floors are constructed/ being constructed with plots numbers.
 - Whether S+4 floors have been registered with Authority ?
 - Status of layout plan be submitted.
 - Complete details of amount collected from allottees, spent on development of infrastructure duly supported by CA certificate.
 - Photographs of the project.
 - Why engineer certificate mention 0% completion in "building" whereas it is a plotted colony?
 - Details of sold/ unsold plots.
14. The above information be submitted two weeks before next date of hearing.
15. Adjourned to 19.02.2025.



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.

CA (Monika)