



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 05.03.2025.**

**Item No. 280.01**

**Confirmation of Minutes of 279<sup>th</sup> Meeting of the Authority held on 19.02.2025.**

Authority confirmed the minutes of its 279<sup>th</sup> meeting held on 19.02.2025.

**Item No. 275.38 meeting held on 15.01.2025**

In para-7, the fee of I.C be read as 'Rs.41,300/-' instead of 'Rs.43,800/-'.

**Item No. 277.04 meeting held on 29.01.2025**

The applicant type with Agent ID 5550-2025 (Saroja Properties) be read as 'Proprietorship' instead of 'individual'.

**Item No. 277.38 meeting held on 29.01.2025**

In para-12 second last line, the words 'and Axis Bank' be removed from the para.

**Item No. 279.04 meeting held on 19.02.2025**

In para-B, the agent 'Harpal Singh S/o Ram Dhari' with temp ID 5568-2025 be got registered for a period of five years subject to payment of balance fee, if any.

In para-C, the agent 'Anirudh Sharma S/o Lalit Sharma' with temp ID 5084-2024 be rejected.

**Item No. 279.25 meeting held on 19.02.2025**

In para-2, the date of complaint be read as '08.01.2025' instead of '02.01.2025'.



Item No. 279.34 meeting held on 19.02.2025

In para-5, 'Disposed of' be read as 'Adjourned to 07.05.2025'.



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.

LA (Shubham, Monika, Kukul)



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**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 19.02.2025.**

**Item No. 279.34**

**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: Sh. Anil Wadhwa (Director) and Ms. Anshu (CA) on behalf of the promoter**

1. The promoter had applied for continuation of registration of the said project for third year, i.e., upto 30.03.2025. The promoter has not submitted late fee and penalty of Rs. 4,59,322/-.

2. On 18.12.2024, Mr. Anil Wadhwa, Director of company stated that S+4 floors are being constructed on about 50 plots. 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. Authority decided as under:

- i. Amount deposited in all the three accounts be intimated supported by CA certificate.
- ii. Total no. of plots in the project. No. of plots on which S+4 floors are constructed/ being constructed with plots numbers.
- iii. Whether S+4 floors have been registered with Authority?
- iv. Status of layout plan be submitted.



- v. Complete details of amount collected from allottees, spent on development of infrastructure duly supported by CA certificate.
- vi. Photographs of the project.
- vii. Why engineer certificate mention 0% completion in "building" whereas it is a plotted colony?
- viii. Details of sold/ unsold plots.

3. The promoter vide letters dated 11.12.24, 15.01.25, 31.01.25 & 11.02.25 has submitted the following:

- i. Letter dated 11.12.24: That the promoter maintains only 2 accounts in Bank of India, i.e., Master/Escrow and free account. Collection in Master/escrow account as on 30.09.24 is Rs. 10,074.60 lacs, amount transferred to Free account is 1,640 lacs and amount to be transferred to Free account is Rs. 3022.38 lacs;
- ii. Letter dated 15.01.25: Submitted approved standard designs of SCOs 1-6, common toilets and lift block;
- iii. Letter dated 31.01.25: Submitted an application for continuation of registration for 4<sup>th</sup> year, i.e., upto 30.03.26. Architect certificate dated 31.12.24 states that overall % of work completed at site is 97.23% (showing plots no. 1-3, 4-31, 32-56, 57-81 in the project). CA certificate dated 15.01.25 states that:

Amount of money received from allottees in BOI	142.03 lakhs
Amount of money received from other sources in BOI	116.86 lakhs
Money deposited in the bank account of BOI	258.89 lakhs
Money withdrawn from the bank account of BOI	261.33 Lakhs
Amount incurred on the construction work of Project including purchase of material	211.36 Lakhs

Enclosed copy of application to issue CC in respect of Affordable residential plotted colony on land measuring 9.481 acres and NOC for permission of extraction of ground water at their Group Housing colony bearing license no. 27 of 2013 dated 17.05.2013 and Affordable residential plotted colony under license no. 35 of 2019 dated 01.03.2019. Photographs of the project have been annexed.

- iv. Letter dated 11.02.25:
  - a. Late fee has been deposited vide dd no. 000004 dated 06.02.25;
  - b. The promoter has submitted letter from BOI stating that *the promoter is maintaining master and escrow accounts as one account. We further certify that the amount deposited in the Master account, Escrow account and the free (30% account) as on 30.09.24 are duly certified in all respect.*
  - c. Total no. of plots-170 residential & 1 commercial  
No. of built up plots on which S+4 Floors and villas have been constructed = 80, (23 plots: villas built up = 1-7, 8,9, 32-38, 57-63 out of these seven villas are unsold and S+4 Floors are built up on remaining 57 plots);



- d. Promoter states that they have obtained permission vide orders of the Authority dated 02.08.21 (item no. 144.16), however the same is for plot no. 10 to 25;
- e. Regarding Status of layout plan, the promoter has annexed a copy of dak ID 10997 dated 25.06.21- 'submission of approved building plans of villas and floor'. QPRs has been uploaded upto 31.12.2024.
- f. Amount collected from allottees is Rs. 10,333 lacs, amount spent on development of infrastructure is Rs. 7,906 lacs. The promoter states that they have spent more than 70% of the collection amount on development of infrastructure (CA certificate annexed);
- g. Photographs enclosed;
- h. Mentioning 'building' in Engineer certificate was clerical error;
- i. Total inventory: Residential plots - 170, Commercial plot- 1; Sold = 90 & Unsold = 80

4. Today, the director Mr. Anil Wadhwa, informed that they have submitted all the building plans, to which Authority observed that promoter was allowed to construct floors on only Plot No. 10 to 25 vide order dated 02.08.2021. Since, the promoter is constructing S+4 Floors without getting it registered with the Authority, the Authority decides that a suo motu complaint be registered against the promoter under section 35 as to why penalty may not be imposed on the promoter for violating section 3 read with section 59 of the RERA Act, 2016.

Further, Authority directs the promoter to give clarification regarding the discrepancies pointed out by the Authority in the CA certificate dated 15.01.2025 before the next date of hearing. The promoter is also directed not to advertise, book, sell any unit/flat/plot in the project till extension is granted.

5. **Disposed of.**



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Executive Director,  
HRERA, Panchkula

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CA (Monika)