



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 09.04.2025.

Item No. 284.30

Continuation of registration of project for third year.

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.

1. The promoter had applied for continuation of registration of the said project for third and fourth year, i.e., upto **30.03.2026**. On 18.12.2024, 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.

2. The promoter vide various representations 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. Collections 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 4th 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 and NOC for permission of extraction of ground water at our 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.

- 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 has 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

3. On 19.02.2025, the Authority decided 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 provisions of section 3 r/w 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. The promoter is also directed not to advertise, book, sell any unit/flat/plot in the project till extension is granted.

4. The promoter vide letter dated 21.02.2025 informed that they have applied to open designated master escrow account and now submitted details of three accounts. The promoter has also enclosed CA certificate dated 20.02.2025:

| | |
|--|--------------------|
| Brought forward from pervious Qtr. (Opening balance in the separate bank account of the project at the start of the reported quarter) as on 01.10.2024 | 28.2 lacs |
| Deposits in the separate bank account of the project during the reported quarter (during 01.10.2024-31.12.2024) | 258.89 lacs |
| Amount received from allottees 142 lacs | |
| Amount received from other sources 116.86 lacs | |
| Amount spent from the separate bank account of the project during the reported quarter | 261.33 lacs |
| Amount incurred on construction of project 211.36 lacs | |
| Amount paid to vendors and statutory dues 49.97 lacs | |
| Carry forward to Next qtr. (Closing balance in the separate bank account of the project at the end of the reported quarter) as on 31.12.2024 | 25.98 lacs |

5. Suo motu complaint was been generated and listed for hearing on 07.05.2025. The agenda matter is listed for 07.05.2025, however, the promoter vide letter dated 24.03.2025 requested for early hearing as they are facing severe financial stress.

6. After consideration, the Authority decides that registration certificate shall remain in force u/s 7 (3) of the RERD Act, 2016 for fourth and fifth year which shall be valid upto 30.03.2026. Extension certificate be issued with a condition that no third party rights will be created in 40 unsold plots (plot nos. 4, 5, 119-137, 145-156, 158-161 & 162-164), cannot be sold by the promoter until defreezed by the Authority.

The promoter is directed to submit reply to the show cause notice dated 02.04.2025. Further, the audit report stated that the promoter is not operating three RERA accounts and



has recently opened escrow account, therefore, the Authority decides to imposed penalty of Rs. one lac and the promoter is directed to submit the same in the registry of the Authority before the next date of hearing.

7. 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.

CA (monika)

