



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 07.05.2025.

Item No. 286.24

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.
2. 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 section 3 r/w, section 59 of the RERA Act, 2016. Further, Authority directed the promoter to give clarification regarding the discrepancies pointed out by the Authority in the CA certificate dated 15.01.2025. The promoter was also directed not to advertise, book, sell any unit/flat/plot in the project till extension is granted.
3. The promoter vide letter dated 21.02.2025 informed that they have applied to open designated master escrow account and submitted details of three accounts. The promoter also clarified regarding the CA certificate.
4. Suo motu complaint was generated and is also listed for hearing today, i.e., on 07.05.2025.



5. On 09.04.2025, the Authority decided 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 (4, 5, 119-137, 145-156, 158-161 & 162-164) cannot be sold by the promoter until defreezed by the Authority.


6. The promoter was directed to submit reply to the show cause notice dated 02.04.2025. Further, the audit report stated that the promoter was not operating three RERA accounts and has recently opened escrow account, therefore, the Authority decides to imposed penalty of ₹ one lac and the promoter was directed to submit the same in the registry of the Authority before the next date of hearing.

7. The promoter vide letter dated 06.05.2025 has deposited cost of ₹ one lac. Reply to the notice has been received which has been put up in the Sou motu complaint 547 of 2025 generated against the promoter.

8. Authority directs the office to take on record the new bank account and upload on the web portal of the Authority. Disposed of.



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)

Howto