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**SUNBREEZE BUILDERS & DEVELOPERS
PRIVATE LIMITED**

NAME OF PROJECT: SHUBHANGAN2

PROMOTORS:

SUNBREEZE BUILDERS & DEVELOPERS PVT. LTD.

FIRST FLOOR, C-9/15,

SECTOR-7, ROHINI,

DELHI- 110085

Email: sunbreezebuilders@gmail.com



Executive Summary

*Residential Plotted Colony under DDJAY, Village Nizampur, Sector-40, Panipat
(Haryana)*

Promoter: Sunbreeze Builders & Developers Pvt. Ltd.

Registered Office: C-9/15, 1st Floor, Sector-9, Rohini, New Delhi – 110085

Directors:

- Mr. Anil Wadhwa – 62 Years
- Mr. Vikas Narang – 53 Years
- Mr. Vivek Narang – 51 Years

PROJECT PROFILE

Name: Shubhangan 2

Type: DDJAY Residential Plotted Colony

License Details: License No. 35 of 2019 (9.48177 acres – Shubhangan 1)
License No. 114 of 2024 (2.04923 acres – Shubhangan2)

Location: Sector-40, Panipat, Haryana (Village Nizampur)

Total Area: 2.04923 Acres

No. of Plots: 36 Residential + 1 Commercial

Completion Timeline: 36 Months – Target May 2028

CONNECTIVITY & SURROUNDINGS

North: Eldeco Township (200 Acres)
East: Upcoming “Lotus Green” Township (165 Acres)
West: HUDA Sector-40 (Developed Residential Plots)
South: HUDA Sector-18 & Ansal API Sector-19
Road Access: 24M wide sector road connecting to NH-2 (widening proposed)



PROJECT COMMITMENTS

- RERA permission before commencement of any site work.
- Development in phased manner post demarcation & road level approvals.
- Infrastructure alignment with external development works of competent authority.
- Green Area: 7.76% of total area (exceeding statutory requirement of 7.50%).
- Provision of rainwater harvesting.
- Compliance with all terms of granted licences.

ABOUT SUNBREEZE BUILDERS & DEVELOPERS PVT L.TD.

Sunbreeze Builders & Developers Pvt. Ltd. is an existing private limited company engaged in construction and development in Panipat. Mr. **Anil Wadhwa** is the Managing Director of the Company. The company's ability to meet the special requirements of the real estate market and clients stems from the strong foundations of professionalism.

Sunbreeze Builders & Developers Pvt. Ltd. have formed with strategic vision to cater the housing needs of individuals to provide its customers one brand, one standard, one uniform quality and one value system, anywhere in the state of **Haryana & Delhi NCR**, with an end to end housing solution system. The Promoter is expected to harness the vast housing potential in the region.

ABOUT THE RESIDENTIAL PLOTTED COLONY

SCOPE:-

Most of the developers are first generation entrepreneur who start these project because of their enterprising abilities. The main source of funds is from the developer, from the bank in the form of project loans and the advances from the customers. Developers having a good reputation in the market get good advances from the customers which forms a good source as a means of finance. However, the banks are very rigid in advancing loans to the developers especially in small cities. If the developer himself is the builder, a lot of funds is also required to build up the infrastructure in the form of machinery, shuttering, manpower and automated heavy construction machines. To construct high-rise buildings very special kind of infrastructure is required. As the initiation start with meager resources, next project is undertaken on the completion of the previous project only. Though the graph of the company always shows a rising trend but the speed is slow.

In the present scenario, there are number of companies which are doing good business. One can say that these are the startups companies in real estate which are doing good volume of business. Moreover, the enterprising nature of some of the developers are putting these companies on the path of success. There is one such company namely 'Sunbreeze Builders & Developers Pvt. Ltd.' is going to do very good business. Brief profile of the company is as under: -



C COMPANY PROFILE:

Sunbreeze Builders & Developers Pvt. Ltd. is a renowned name in the field of construction and development. The company was formed in the year 2005. For carrying out projects company has a committed team of persons which includes the educated and experienced person from all walks of life. The construction works are managed & executed by a team of well qualified. Our motto is Quality, Timely Delivery of Works and Client Satisfaction. This can be seen from the projects the Company going to execute in near future.

Proposed Project:- Shubhangan 2
36 Plots (Residential); 1 Plot (Commercial)

VISION & MISSION

- To create niche in the real estate space looking beyond steel and concrete to redefine life and lifestyle.
- To rise the benchmark of excellence by creating in the state of Haryana, commercial and residential landmarks that are at par with prestigious addresses across the globe.
- To achieve best quality standards through cutting edge value engineering and intelligent resource management.

ABOUT THE SHUBHANGAN 2 AT NIZAMPUR, PANIPAT

Considering the demand of the Middle income group, company launched a Project namely Shubhangan2. Company acquired a piece of land measuring 11.531 Acres at village Nizampur just adjoining the Eldeco. The project approval has been filed with the Directorate of Town & Country Planning, Haryana for setting up of Affordable Residential Plotted Colony under DDJAY (In the name of Shubhangan under License 35 of 2019 dated 01.03.2019 on land admeasuring 9.48177 acres and obtained License 114 of 2024 dated 08.08.2024 on land admeasuring 2.04923 acres in the name of Shubhangan 2. Moreover, the project has been designed in such a way that it falls in line with the affordable houses definition of Centre Govt. Under this project people will have a meaning full living by paying small amount. The project is designed on the land situated at village Nizampur having area of 2.04923 Acres. Total no. of plots designed under the project are 36 Residential and 1 Commercial. Company will start the infrastructure construction and it will be completed within the period of three years. It will be completed by May,2028.

Project is connected with the NH-2 via 24M wide sector road which is proposed for further widening. It will provide better accessibility to the project.



OUR COMMITMENTS

1. No development works shall be under taken by us at site without obtaining permission under RERA Act from the competent authority. The development of the colony shall be done in phased manner.
2. The development works shall be carried out by us after obtaining demarcation/ getting the road formation levels/x-sections approved from Competent Authority.
3. Confirmation regarding alignment/width and depth of water supply lines, sewerage lines if any shall be got conformed by us with the external development work being carried out by the competent authority and Municipal Corporation.
4. 7.76 % of total area of scheme has been proposed under the green area scheme against the minimum statutory requirement of 7.50%.
5. Rain water harvesting system shall be provided by us for disposal of rain water.
6. We shall comply all terms & conditions of Licence already obtained from the regulatory authority.



Cost of Project: -

Project Name: - Shubhangan 2, Nizampur

Proposed No. of Plots: Residential 36 and Commercial 1

ESTIMATED COST OF PROJECT: -

S. NO.	PARTICULARS	AMOUNT (Rs. in Lakhs)
1.	COST OF LAND	1503.08
2.	APPROVAL CHARGES & TAXES	209.38
3.	INFRASTRUCTURE CONSTRUCTION & OTHER EXPENSES	208.85
4.	MISC. EXPENSES	0
5.	INTEREST DURING CONSTRUCTION	270.00
	TOTAL	2191.31

Estimated Cost of Infrastructure Service Plan:-

Sr. No.	Name of Facility	Estimated cost (Within the project area only) (in Rs)
1	Internal roads	35,50,000.00
2	Water supply system	25,30,000.00
3	Storm water drainage	18,20,000.00
4	Electricity supply system	25,50,000.00
5	Sewage treatment & Garbage disposal	15,35,000.00
6	Street lighting	5,20,000.00
7	Security and Fire fighting	11,20,000.00
8	Play grounds and parks	10,50,000.00
9	Pavements	10,10,000.00
10	Shopping area	-
11	Solar energy system	-
12	School	-
13	Hospital/Dispensary	-
14	Earth Filling	52,00,000.00
	TOTAL	2,08,85,000.00

*All the estimates has been certified by the architect

