



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 24.09.2025.

Item No. 300.03

Consideration of the applications received by the Authority for Registration of New Projects.

(i) **Promoter:** Sunbreeze Builders and Developers Private Limited.

Project : “SHUBHANGAN 2” an Affordable residential plotted colony under DDJAY-2016 on land measuring 2.049 acres situated in the revenue estate of Village Nizampur, Sector-40, Panipat.

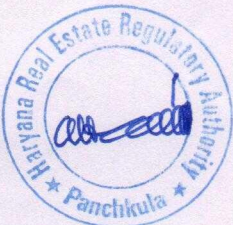
Temp ID : RERA-PKL-1718-2025

Present: Ms. Anshu Goel, Authorised representative on behalf of promoter.

1. This application is for registration of the project namely; “SHUBHANGAN 2” bearing License No. 114 of 2024 dated 08.08.2024 valid up to 07.08.2029 granted by Town and Country Planning Department, Haryana in favour of Sunbreeze Builders and Developers Private Limited.

2. The application was examined and following observations were conveyed to the promoter on 09.09.2025:

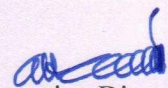
- i. QPR is incomplete.
- ii. In forwarding letter it is mentioned that this registration is of a commercial complex however the application for registration is of an affordable residential plotted colony.
- iii. Undertaking be submitted by the promoter that there is no other change in the layout plan except the additional area.
- iv. There is no clarity regarding the commercial area.
- v. The payment plan is not in order.
- vi. Since no break up of residential/commercial area has been given by the promoter – the registration fee cannot be computed.



- vii. Documents/Sale deeds relating to the ownership of land have not been submitted.
3. The promoter submitted the reply to the observations on 18.09.2025, however, the observations mentioned at serial no. iii and v have still not been complied. Since there has been a change in the layout plan written consent of 2/3rd allottees would be required.
4. Since, reply is still not in order therefore, the application is hereby returned with a liberty to file afresh. The registration fee deposited by the applicant will be adjusted in the fresh application after deduction of 5% processing fee. Since the project has not been registered therefore, the promoter is directed not to advertise, book, sell any plot in the project.
5. 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.


29/09

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30/9/25