



**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 24.12.2025.

**Item No. 308.26**

Continuation of registration under Section 7(3) of the RERA Act, 2016.

**Promoter:** Seagull Buildwell Pvt. Ltd.

**Project:** An Industrial Colony on land measuring 46.181 acres situated in Village Bhigan, Tehsil Gannaur, District Sonapat.

**Reg. No.:** HRERA-PKL-SNP-138-2019 dated 24.07.2019 valid upto 29.02.2024. First extension granted upto 30.09.2025.

**Temp ID:** 623-2019.

**Present** Sh. Jyoti Sidana on behalf of the promoter.

1. The Authority had registered the project on 24.07.2019. Now, vide letter dated 29.09.2025, the promoter has applied for continuation of registration under Section 7(3) of the RERA Act, 2016. The promoter has submitted the online application and on Form REP-V mentioning that: -

- i. Percentage of works executed at the time of last extension was 85%.
- ii. As per CA, Engineer and Architect Certificate, percentage completion of works is 96%.
- iii. The promoter has paid ₹ 6,68,000/- as extension fee which is in order.
- iv. License No. 03 of 2019 dated 11.01.2019 has been renewed up to 10.01.2026.
- v. 95 Plots have been sold as on 30.06.2024. The commercial site-I has been sold to third Party on 15.12.2021 to i.e. M/s A One Investments and Export and No SCO plan / building plan have approved for this Site by the company.
- vi. The commercial site-II has been sold to third Party on dated 11.06.2024 to i.e., M/s Katyani Constructions and No SCO plan / building plan have approved for this Site by the company.



- vii. That the Affording Industrial Housing falling in this Project has been migrated to DDJAY Colony and the area of this Project is revised by issuance of Additional License No. 119 of 2025 dated 11.07.2025 over the land measuring 32.95625 Acres.
- viii. That they shall apply separately for the said Residential DDJAY Part as well as Additional Industrial Colony for Registration, after issuance of Zoning Plan.
- ix. That the Development works of all services have been completed at site for area measuring 46.18125 Acres and the application for grant of completion certificate applied and is in process.
- x. Following reasons for delay have been mentioned by the promoter.
- xi. Nationwide Lockdown from Mid-March till May-June 2020 and due to second wave in of Covid-19 pandemic in the Year 2021.
- xii. They have completed almost 100% of development works and the Project completion certificate for 46.18125 Acre shall be issued shall be issued within next 4-5 months.
- xiii. Development works including services have been laid down at site for the entire Project.
- xiv. ₹ 41,300 and ₹ 10,000/- for auditor's fee and public notice fee has been deposited.
- xv. Vide letter dated 28.10.2025, KKMK & Associates were appointed as auditors and public notice dated 28.10.2025 was issued in newspapers for inviting objections from general public, on which no objections have been received from the general public.
- xvi. The Auditor has now submitted its report on 08.12.2025, which was sent to the promoter through mail on which no comments have been received from the promoter. The audit report is as under: -
  - a. Details of RERA Bank Account: After reviewing the financial transactions appearing in the bank account, it has been found that the compliances as per the RERA Act, 2016 have been complied with in the said project. The separate RERA bank account (100% Account) was opened by the company on 18.03.2019. The details of the bank account (70% Account) as per the bank statement and bank account details are C-2, Wazirpur Industrial Area, K C Goel Marg, Ashok Vihar, New Delhi, CNRB0002413, Account No. 90601010010206. For the purpose of the audit, the bank statements of the above-mentioned Accounts from opening of the Account i.e., 18.03.2019 to F.Y. 2025-26 (till 27.10.2025) were verified. **Further, the Bandhan Bank Account (100%) was dormant for the period from 01.12.2022 to 12.05.2025 and thus all the transactions were carried out from the Canara Bank Account.**
  - b. Verification of receipts issued with the amount received in RERA Bank Account: For the purpose of audit, the procedure of Review of "Receipts and Bank Records" was followed in order to verify the amount received from the allottees. As per the requirement of the audit, every receipt issued by the Company to its allottees on every instalment paid by such allottees to the



Company was cross-checked and verified with the deposits i.e., credit entries in the bank statements.

Further, **all the amounts were received from allottees in the Canara Bank Account i.e., 70% account instead of the escrow account i.e., Bandhan Bank as said escrow account was dormant during these years. Furthermore, the above-mentioned project was funded/ financed by promoters via taking Loans, funds from related parties and via Unsecured Loans. A copy of the Undertaking stating the amounts/ funds received by Company via Loans, from Related parties and via Unsecured Loans have been duly attached.**

- c. Details of Withdrawal and utilization of funds It is hereby submitted that the expenditure incurred for the project is in compliance with the provisions of Section 4(2)(1D) of the Real Estate (Regulation & Development) Act, 2016 and withdrawals are in proportion (75%-80% approx.) of the development works carried for the project. Further, the expenditure incurred during the relevant period has also been verified with the CA Certificates issued at the time of each withdrawal.
- d. Site Visit and Site details It is hereby submitted that the physical verification of the site of the project was duly conducted on 02.11.2025 during the course of Audit. The concerned photographs of the site depicting the progress of the site including the amenities like transformer, water tank, rainwater harvesting plant, etc. has been duly attached as a proof and the same has been mailed.
- e. Verification of Surrendered/ Resumed/ Cancelled/ Restored Apartments: It is hereby submitted that the details for the plots cancelled/surrendered/ restored/ resumed during the concerned period have been duly checked and it was found that there are no such plots in the respective project. The same has been duly verified by the Company with a self-declaration letter/ undertaking of the Authorized person. A copy of said self-attested Letter/ undertaking for NIL cancelled plots has been attached.
- f. Verification of Quarterly Progress Reports: It is hereby submitted that the QPRs for every respective Quarter from December 2019 of the project have been duly checked with. Further, **all the receipts/collections, amount deposited in the RERA Account and withdrawal from the RERA Account during the particular Quarters) from December 2019 i.e., Quarter 3 of the F.Y. 2019-20 till Quarter 4 of the F.Y. 2023-24 is not in compliance with the CA certificates for the respective Quarters).** The closing balance of the RERA Bank Account mentioned in the QPRs at the end of each quarter from December 2019 i.e., **Quarter 3 of the F.Y. 2019-20 till Quarter 4 of the F.Y. 2023-24 does not match with the closing balance in the Bank Statements at the end of the respective quarter.** Furthermore, all the receipts/collections, amount deposited in the RERA Account and withdrawal from the RERA Account during the particular Quarters) from Quarter 1 of the F.Y. 2024-25 till Quarter 2 of the F.Y. 2025-26 is in compliance with the CA certificates for the respective Quarters). The closing balance of the RERA Bank Account



mentioned in the QPRs at the end of each quarter Quarter 1 of the F.Y. 2024-25 till Quarter 2 of the F.Y. 2025-26 has been duly matched with the closing balance in the Bank Statements at the end of the respective quarter.

2. After consideration, the Authority is of the view that the audit report received from the auditor is not in order and also observed that all three RERA bank A/c are in different banks. Sh. Jyoti Sidana, who was present during the meeting was explained about the anomalies mentioned in the bold letters above. The promoter is directed to file pointwise reply in annotated form along with the supported documents and year wise financial details of the project be submitted before the next date of hearing failing which revocation proceedings as per section 7 of the RE(RD) Act, 2016 shall be initiated.

3. Adjourned to 11.03.2026.



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.

STP

  
21/1/26

LA SUDHANU  
  
21/1/26

(on behalf of LA Sudhanu)