



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 07.01.2026.

Item No. 309.03

(vii) Promoter: **Shreemat Breez LLP.**

Project: **“Amara Greens” an Industrial Plotted Colony on land measuring 48.9 acres situated in the revenue estate of Village Vaidwala, Sector-27 & 27A, Sirsa being developed by Shreemat Breez LLP.**

Temp ID: **RERA-PKL-1871-2025.**

Present: **Adv. Neeraj Puri on behalf of the promoter.**

1. This application is for registration of project namely “Amara Greens” an Industrial Plotted Colony on land measuring 48.9 acres situated in the revenue estate of Village Vaidwala, Sector-27 & 27A, Sirsa bearing License No. 189 of 2025 dated 01.10.2025 valid upto 30.09.2030 granted by Town and Country Planning Department, Haryana to Shreemat Breez LLP, Sh. Jatin Bansal S/o Sh. Rajesh Kumar, Smt. Kiran Bansal W/o Sh. Vinod Bansal, Smt. Varsha Aggarwal W/o Sh. Vipin Garg in collaboration with Shreemat Breez LLP.

2. The application was examined and following observations were conveyed to the promoter on 02.01.2026:

- i. Net worth certificate of the LLP not submitted.
- ii. A joint undertaking stating the plots coming to the share of each landowner be submitted.
- iii. In Non-default certificate the amount of loan taken against the said land is not disclosed.
- iv. A table stating the plots coming under HT line be submitted.
- v. Language of all the CA certificate is not in order.
- vi. HDFC Bank letter at CP 236 does not have 30% account No.
- vii. Payment Plan Sr. No. 6(in quantum of charges) is not in order.



3. The promoter vide reply dated 05.01.2026 has complied with all the above observations. After consideration, the Authority finds the project fit for registration subject to the following special conditions:

- i. The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. The Promoter is also directed to issue a public notice of size 3 x 3 (inches) (in two newspapers widely circulated in the area including one in Hindi) indicating all three accounts i.e., 100%, 70% and 30% account under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
- ii. The payment plan approved in Form REP-I, having quantum of all other charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
- iii. The promoter shall obtain prior approval of the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- iv. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- v. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.97 acres to the Authority along with deficit fee, if any within 15 days after the approval by Town & Country Planning department. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- vi. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
- vii. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with validity issued by the Authority. The QR code, RC Number alongwith validity should be affixed on the top-right corner on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.



viii. That as per the joint undertaking dated 26.11.2025, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.

ix. That as per joint undertaking cum affidavit, no clause of the Collaboration Agreement shall be amended/modified. The promoter shall also not execute any addendum to the collaboration agreement in future.

x. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.

xi. That any change in the communication address should be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in REP-I.

xii. That both the Promoter and landowners/ licencees shall comply with the provisions of section 4(2)(L)(D) of RERA Act,2016 (as per their shareholding in the Saleable area as agreed to in the Collaboration Agreement) which states that 70% of the amount realised from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank.

xiii. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter, however can be sold by the Landowners i.e. Smt. Kiran Bansal, Sh. Jatin Bansal and Smt. Varsha Aggarwal.

Sr. No.	Plot No.	No. of Plots	Type of Unit	Area (in Sq. Yards)
1	A2/28 to 44	17 Plots	Residential	3031.608
2	A-3/16 to 19	4 Plots	Residential	717.55
3	B-6/01 to 05	5 Plots	Residential	896.82
4	B-6/10 to 14	5 Plots	Residential	896.82
5	C-2/39 to 42	4 Plots	Residential	717.55
6	IA/21 to 26	6 Plots	Industrial	3165.649
7	IA/27 to 29	3 Plots	Industrial	1411.088
8	IA/36 to 45	10 Plots	Industrial	5207.608
Total Area (Resi. 6260.348+Indl.9784.345)				16044.693 Sq. Yds or 3.315 Acres

All the sale proceeds/revenue arising from the sale of these plots shall be shared in the following ratio from the 30% account:-

A. Smt. Kiran Bansal:- 60% Share



B. Sh. Jatin Bansal:- 20% Share
C. Smt. Varsha Aggarwal:- 20% Share

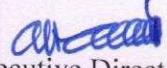
xiv. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.

xv. Sh. Madhav Jain (one of the partner) shall sign and execute sale deeds/conveyance deeds on behalf of the LLP Firm.

4. File be consigned to record room after issuance of registration certificate. Disposed of

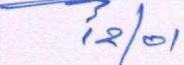


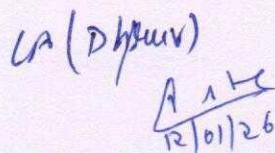
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Executive Director,
HRERA, Panchkula

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.

STP


12/01


12/01/26