



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 11.03.2026.

**Item No. 315.16**

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

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

**Project: An Industrial Colony on land measuring 46.181 acres situated in Village Bhigan, Tehsil Gannaaur, 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 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 an online application and 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. Commercial site-I has been sold to third Party on 15.12.2021 to M/s A One Investments and Export and No SCO plan / building plan have been approved for this Site.
- vi. Commercial site-II has been sold to third Party on 11.06.2024 to M/s Katyani Constructions and No SCO plan / building plan have been approved for this Site.
- 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 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 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 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 acres 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 was issued in newspapers on 28.10.2025 for inviting objections from general public, on which no objections have been received from the general public.
2. The Auditor had submitted its report on 08.12.2025, which was sent to the promoter through mail on which no comments have been received. The audit report was placed before the Authority in its last meeting held on 24.12.2025 and the Authority was 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 hearing was explained about the anomalies. The promoter was directed to file pointwise reply in annotated form along with the supporting documents and year wise financial details of the project before the next date of hearing failing which revocation proceedings as per section 7 of the RERD Act, 2016 shall be initiated.
3. No reply has been received from the promoter.
4. Today, Sh. Jyoti Sidana appearing on behalf of the promoter informed that they have filed reply to the observations in the registry on 09.03.2026. The Authority directs the office to examine the reply and put it up on the next date of hearing. Further, since the auditor has pointed out that the RERA Banks have been opened by the promoter in different banks therefore the promoter is directed to rectify the same. The promoter is further directed to clarify point (vii) above, since the license has been granted for industrial plotted colony.
5. Adjourned to 01.04.2026.



True copy

Secretary (Acting),  
HREERA, Panchkula

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

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