



**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 25.03.2026.**

**Item No. 316.03**

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

(ii) **Promoter:** Sunbreeze Builders and Developers Pvt. Ltd.

**Project:** "SHUBHANGAN 2" an Affordable residential plotted colony under DDJAY-2016 on land measuring 2.049 acres (in addition to license no. 35 of 2019 dated 01.03.2019 for an area measuring 9.48 acres) situated in the revenue estate of Village Nizampur, Sector-40, Panipat

**Temp ID:** RERA-PKL-1971-2026.

**Present:** Ms. Anshul, CA on behalf of promoter.

1. This application is for registration of the project namely; "SHUBHANGAN 2". License No. 114 of 2024 dated 08.08.2024 valid up to 07.08.2029 has been granted by Town and Country Planning Department, Haryana in favour of Sunbreeze Builders and Developers Private Limited for an additional area measuring 2.049 acres [(after migration from license no. 27 of 2013) in addition to license no. 35 of 2019 dated 01.03.2019 granted for an area measuring 9.48177 acres] in the revenue estate of village Nizampur, Sector 40, Panipat.

2. The application was examined and following observations were conveyed on 17.03.2026:

- i. Date of approval of Layout plan in REP-I Part C (overwritten with pen) has to be inserted online.
- ii. As per bank letter submitted on CP-105, 100% account details has to be mentioned in REP-I Part D
- iii. Changes in the layout plan be marked on the revised layout plan.



- iv. Details of computation of registration fee alongwith the commercial area details in the present additional license be submitted.
  - v. The promoter needs to certify whether any 3rd party rights were created before migration in license no. 27 of 2013.
3. The promoter vide reply dated 20.03.2026 has complied with all the observations mentioned above.
4. After consideration, the Authority found 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. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.2966 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.
  - iv. Promoter shall submit a copy of revised service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
  - v. Promoter shall also submit a copy of revised 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.
  - vi. 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.
  - vii. 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.



- viii. That any change in the communication address shall be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in Form REP-I.
5. The office is directed to update REP-I (Part C & D) as per reply dated 20.03.2026. Payment Plan be uploaded online on the web portal.
6. **Disposed of.** File be consigned to record room after issuance of registration certificate



True copy

*[Signature]*  
Secretary (Acting),  
HRERA, Panchkula

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

*[Signature]*  
24/4/26

STP(OT)

LA SHUBHANI  
*[Signature]*  
3/4/26