



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, hrerapl-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 03.06.2026.

Item No. 323.03

(iv) **Promoter:**

Sunbreeze Builders and Deveolpers Pvt. Ltd.

Project Name:

SHUBHANGAN FV (An Affordable Residential Plotted Colony under DDJAY-2016) to be developed on land measuring 18,893.64 Sq. mtr. situated in the revenue estate of Village Nizampur, Sector-40, Panipat.

Temp Id:

RERA-PKL-2060-2026.

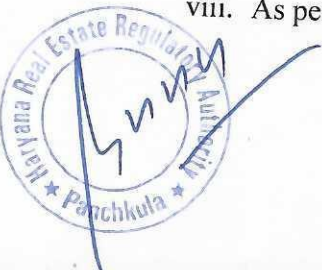
Date of consideration:

04.06.2026 (Through Circulation)

1. This application is for registration of project namely "Shubhangan FV" (An Affordable Residential Plotted Colony under DDJAY-2016) comprising residential floors on 97 plots admeasuring-13,403.965 sq. mts., residential villas on 40 plots admeasuring 4721.60 sq. mts, Commercial on 6 SCO admeasuring 768.49 sq. mts. , total measuring 18,893.64 Sq. mtr. bearing licence no. 35 of 2019 dated 01.03.2019 valid upto 29.02.2024. The licence was further renewed upto 28.02.2026.

2. The application was examined and following observations were conveyed to the promoter on 01.06.2026.

- i. REP-II is not in order as it is on ₹10/-stamp paper. It should be on Rs 100/- stamp paper.
- ii. Renewed copy of license be submitted.
- iii. ITRs of directors for last 3 years be submitted.
- iv. Specification of construction should be more specific.
- v. Payment plan is not in order since details of extra charges is not disclosed. CP/31.
- vi. Promoter has submitted two-three payment plans which is not clear which is final.
- vii. An affidavit that no plots have been sold since license was granted in 2019.
- viii. As per existing application fee is deficit by Rs. 3,61,584/-



ix. The status of villas/floors to be registered should be submitted in tabular form as under:

- a. Sr. No.
- b. Plot number.
- c. Area of Plot (in sq mts);
- d. Total FAR;
- e. No. of floors to be constructed;
- f. Building plans approved on;
- g. Status of construction in %age;
- h. Plot advertised on;
- i. Plot booked on;
- j. Plot sold on;
- k. Whether OC has been applied;
- l. Whether OC has been received;
- m. Whether conveyance deed executed or not;

- xi. Whether the promoter has been granted Part completion/completion of the project measuring 9.48 acres;
- xii. Letter's pertaining to engagement of professionals for the project i.e. Architect/Civil Engineer/Structural Engineer;
- xiii. Expenditure to be made in each quarter has not been submitted in REP1 (Part C);

3. The promoter vide replies dated 29.05.2026 and 03.06.2026 has complied with all the above observations except renewal of license. Since, the application for registration has to be rejected or granted within 30 days' time period as per Section 5 of the Act, therefore in the interest of justice, one more opportunity may be granted to the promoter for submitting the valid license. Accordingly, the Authority may consider adjourning the case to 10.06.2026.

This has been approved by the Authority through circulation on 04.06.2026



True copy

Secretary (Acting),
HRERA, Panchkula

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

CA-Kamprajya
Jha nufi
16/6/26