



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Minutes of registration of project considered through circulation on 11.06.2026. Pertaining to the 324th meeting of the Authority which was scheduled to be held on 10.06.2026, but could not take place because the quorum was not complete.

Item No. 324.03

(vii) Promoter:

Sunbreeze Builders and Develcolpers 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:

2060-2026.

Date of consideration:

11.06.2026. (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-13,403.965sq. mts., residential villas on 40 plots admeasuring 4721.60 sq. mts, Commercial on 6 SCO admeasuring 768.49, total land measuring 18,893.64 Sq. mtr. bearing licence no. 35 of 2019 dated 01.03.2019 valid upto 29.02.2024. Renewal of license dated 16.07.2024 valid upto 28.02.2026 granted by Town and Country Planning Department, Haryana to Sunbreeze Builders and Development Pvt. Ltd.

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:
 1. Whether OC has been received;
 - l. Whether conveyance deed executed or not;
- x. Whether the promoter has been granted Part completion/completion of the project measuring 9.48 acres;
- xi. Letter's pertaining to engagement of professionals for the project i.e. Architect/Civil Engineer/Structural Engineer;
- xii. 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 3.06.2026 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 has been granted to the promoter for submitting the valid license. Accordingly, the Case was adjourned to 10.06.2026.

4. Vide reply dated 10.06.2026, the promoter has submitted the followings:-

- i) That the Promoter has already submitted an application for renewal of the requisite license before the competent authority on 01.04.2026. The said application is presently under consideration and is expected to be processed and renewed within 2-3 weeks.
- ii) That the delay in obtaining the renewed license was neither deliberate nor intentional and occurred due to procedural and administrative reasons beyond the control of the Promoter. The promoter has acted diligently and has been continuously pursuing the matter with the concerned authorities for expeditious disposal of the renewal application.



- iii) That the promoter has duly complied with all requirements within its control and is actively pursuing the matter with the competent authority for early issuance of the renewed license.
- iv) That immediately upon receipt of the renewed license, a copy thereof shall be furnished before the Hon'ble Authority for its records and further necessary action.
- v) That the Promoter remains committed to full compliance with the directions passed by the Hon'ble Authority in Complaint No. 547 of 2025 and has taken all necessary steps for obtaining the renewed license at the earliest.

5. Since, a copy of the renewed license has not been submitted by the promoter, therefore the present application is hereby proposed to be rejected under Section 5 (1) (b) of the RERD Act, 2016 with the liberty to file a fresh application. The registration fee deposited by the promoter will be adjusted in the fresh application after deduction of 5% processing charges. Since the project has not been registered therefore, the promoter is directed not to advertise, book and sell any plot in the project.



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.


23/6/26
STP


23/6/26


23/06/26