



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA



FORM 'REP-III'
[See Rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

The Director, Town & Country Planning has granted license no. 189 of 2025 dated 01.10.2025 valid upto 30.09.2030 for setting up of an Industrial plotted colony on land measuring 48.9 acres in favour of 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. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Amara Greens" situated in the revenue estate of Village Vaidwala, Sector 27 and 27A, Sirsa vide

Registration No. HRERA-PKL-SRS-836-2026

Dated: 16.01.2026

2. Promoter of the project is Shreemat Breez LLP, having its registered office Opposite Sena Medal KSK Petrol Pump, Near Sector 19-20, HSVP, Vaidwala Road, Vaidwala, Sirsa-125055. Promoter is a Limited Liability Partnership Firm (having 4 partners i.e., Sh. Jitender Janghu, Sh. Ajay Goyal, Sh. Madhav Jain and Sh. Naman Gupta) registered with Registrar of Companies, National Capital Territory of Delhi with LLPIN ABA-6122 having PAN No. AETFS8960E. However, the licencees are Shreemat Breez LLP, Sh. Jatin Bansal, Smt. Kiran Bansal & Smt. Varsha Aggarwal.

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3. Information submitted by the promoter about the project may be viewed in the PDF uploaded along with this certificate on the web portal of the Authority www.haryanarera.gov.in.
4. This Registration is being granted subject to following conditions that the promoter shall:
 - i) strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.
 - ii) strictly abide by the declaration made in form REP-II.
 - iii) apart from the price of the plot, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
 - iv) Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations 2018 and update the same periodically but not later than every quarter, including the information relating to plot sold/booked and expenditure made in the project.
 - v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority within one week after publication.
 - vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules 2017.
 - vii) that the promoter shall submit the quarterly progress report from the date of registration upto the date of completion of the project.



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- viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plot.
- ix) submit a copy of license after getting it renewed from time to time till the completion of the project i.e., 30.09.2030. However, the registration shall be co-terminus with the validity of license granted by DTCP, Haryana.

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 from 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.



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- 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 Form REP-I.



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- 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

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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.
- XVI. That following plots coming under 33 KV and 11 KV HT Lines cannot be put to sale by the promoter till the shifting of these lines. An approval before selling these plots be taken from the Authority.

A. DETAIL OF PLOTS UNDER H.T. LINE – INDUSTRIAL

Sr. No.	Plot Number	Plot Size (Mtrs)	Category
1	IA-04	25.215 × 15.731	Industrial
2	IA-05	25.215 × 15.731	Industrial
3	IA-06	25.215 × 15.731	Industrial
4	IA-07	25.215 × 15.731	Industrial
5	IA-08	25.215 × 15.731	Industrial
6	IA-09	25.215 × 15.731	Industrial
7	IA-10	25.215 × 15.731	Industrial
8	IA-11	25.215 × 15.731	Industrial
9	IA-22	25 × 15.731	Industrial
10	IA-23	25 × 15.731	Industrial
11	IA-25	As Per Site	Industrial
12	IB-01	31.373 × 14.173	Industrial
13	IB-02	31.373 × 14.173	Industrial
14	IB-10	25.998 × 16.582	Industrial
15	IB-11	25.998 × 16.582	Industrial
16	IB-12	25.998 × 16.582	Industrial
17	IB-12A	25.998 × 16.582	Industrial
18	IB-17	27.585 × 21.790	Industrial
19	IB-19	As Per Site	Industrial
20	IB-25	As Per Site	Industrial
21	IC-01	45.350 × 20.233	Industrial
22	ID-14	29.425 × 14.062	Industrial
23	ID-15	29.425 × 14.062	Industrial
24	ID-16	29.425 × 14.062	Industrial
25	ID-17	29.425 × 14.062	Industrial
26	ID-18	29.425 × 14.062	Industrial
27	ID-19	29.425 × 14.062	Industrial
28	ID-20	29.425 × 14.062	Industrial
29	ID-21	29.425 × 14.062	Industrial
30	ID-22	29.425 × 14.062	Industrial
31	ID-23	29.425 × 14.062	Industrial




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32	ID-24	29.425 × 14.062	Industrial
33	ID-25	29.425 × 14.062	Industrial
34	ID-26	29.425 × 14.062	Industrial
35	ID-27	58.850 × 21.793	Industrial
36	ID-28	58.850 × 21.793	Industrial
37	ID-29	58.850 × 21.793	Industrial
38	ID-30	As Per Site	Industrial

B. DETAIL OF PLOTS UNDER H.T. LINE – RESIDENTIAL

Sr. No.	Plot Number	Plot Size (Mtrs)	Category
1	C1-01	17.120 × 8.761	Residential
2	C1-02	17.120 × 8.761	Residential
3	C1-03	17.120 × 8.761	Residential
4	C1-04	17.120 × 8.761	Residential
5	C1-05	17.120 × 8.761	Residential
6	C1-06	17.120 × 8.761	Residential
7	C1-07	17.120 × 8.761	Residential
8	C2-01	17.120 × 8.761	Residential
9	C2-02	17.120 × 8.761	Residential
10	D1-15	15.687 × 7.851	Residential


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member