



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 13.11.2024.

Item No. 269.14

Extension of registration under Section -6 of RERA Act, 2016.

Promoter: M/s Monnet Projects Developers Ltd.

Project: "M1 Trade Tower"- a Commercial colony on land measuring 1.677 acres situated in Sector-37, village Anangpur Faridabad, Haryana.

Reg. No.: 226 of 2017 dated 19.09.2017 valid upto 31.12.2022.

Temp ID: RERA-PKL-628-2019

1. The matter was considered by the Authority on 06.11.2023 wherein following order was passed:

1. M/s Monnet Projects Developers Ltd. vide letter dated 10.10.2023 has requested for the First Extension of registration of project namely "M1 Trade Tower"- a Commercial colony on land measuring 1.677 acres situated in Sector-37, village Anangpur Faridabad, registered vide Registration No. 226 of 2017 which was valid upto 30.09.2023 after covid extension of nine months.
2. The applicant has applied for the one-year extension which will be valid upto 30.09.2024.
3. The promoter has applied on prescribed proforma Rep-V Form for first extension under Section 6 of Real Estate (Regulation and Development) Act, 2016.
4. License No. 68 of 2009 is renewed up to 18.11.2024. The applicant has submitted extension fee of Rs. 6,03,762/-.
5. The promoter has submitted the following documents: -
 - (i) Online quarterly progress reports have been submitted upto June 2023.
 - (ii) CA certificate dated 18.07.2023 certifying proportion of the cost incurred on land cost and construction cost to the total estimated cost is 89.31 %.
 - (iii) Architect Certificate dated 06.04.2023 states as under:

S. No.	Cumulative progress for the quarter ending march 2023	Percentage
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1.	Sub Structure	99
2.	Super Structure	98
3.	(MEP)	
	Mechanical	70
	Electrical	65
	Plumbing & Firefighting	67
4.	(Finishing)	72
	Internal	61
	External	

(iv) An undertaking dated 18.07.2023 declaring that total units sold up to March 2023 are 31.

(v) Photographs of the project.

(vi) Copy of approved Zoning Plan and building plan alongwith approval letter dated 05.06.2014.

(vii) Grant of consent from Haryana Pollution Control Board dated 14.08.2020

(viii) Environment Clearance dated 22.11.2021

6. Authority observes that promoter has not submitted any explanation for delay in completion of project. Therefore, Authority decides that promoter should submit resolution plan for completion of project as well as reasons for delay.

7. Adjourned to 15.01.2024.”

2. The matter was then considered by the Authority in its meeting held on 24.01.2024 and 20.03.2024 wherein no reply was filed by the promoter and Authority while granting an opportunity to the promoter adjourned the matter to 01.05.2024.

3. The matter was considered by the Authority in its meeting held on 01.05.2024 vide item no. 251.12 wherein following was observed:

“5. Authority observes that last opportunity was granted to promoter to submit the reply but he has failed to comply with the directions of Authority. Hence, Authority decided to impose a cost of Rs. one lac on the promoter. Show cause notice under Section-35 read with Section-63 of RERA Act, 2016 be issued to the promoter. Promoter should file reply before next date of hearing failing which managing Director/one of the Directors be personally present on the next date of hearing.

6. Adjourned to 07.08.2024.

4. In compliance of above order, show cause notice dated 14.06.2024 was issued to the promoter and since no reply was received from the promoter, the Authority observed that as per orders dated 01.05.2024, Managing Director/ one of the Directors was required to be personally present but nobody is present today nor any reply has been filed by promoter. Hence, Authority decided to impose additional cost of Rs. one lac on the promoter with the direction to be personally present on next date of hearing.



5. QPR has been filed upto 30.06.2024. Reply has still not been received from the promoter so far.
6. Further, the promoter had paid registration fee of Rs 2,70,000 at the time of registration of project in 2017 which was deficit by Rs. 30,618/-. Further, fee for one year's extension is computed as Rs. 1,50,310/- and as per resolution dated 07.08.2024, the promoter is also required to pay late fee amounting to Rs. 3,00,619/- and penalty amounting to Rs. 15,030/-.
7. However, at the time of extension, the promoter has paid fee of Rs. 6,03,762/-, therefore the above fee can be adjusted in the extension fee already paid by the promoter. Further, the promoter should also apply for further extension beyond 30.09.2024.
8. Authority observes that despite giving many opportunities to promoter, he is not filing reply nor has he appeared before Authority despite orders of Authority dated 01.05.2024 and 07.08.2024. This conduct of the promoter was viewed very seriously by the Authority.
9. Authority further decided that another show cause notice under Section-35 read with Section-63 of RERA Act, 2016 be issued to promoter as to why penalty up to 5% of cost of project may not be imposed for not complying with the orders of Authority. Authority further decided that deficit fee of Rs. 30,618/-, extension fee of Rs.1,50,310/-, late fee of Rs.3,00,619/- and penalty of Rs. 15,030/- as per resolution of Authority dated 07.08.2024 be adjusted from the amount of Rs.6,03,762/- deposited by promoter at the time of filing extension application.
10. Adjourned to 15.01.2025.



True copy

Deen

Executive Director,
HRERA, Panchkula

Shubham
16/12/24

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

LA (shubham)