



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 04.12.2024.

Item No. 271.31

Request for change in the name of project from "A-One Homes" to "M2M Greens".

Promoter: M/s M2M Buildtech Pvt. Ltd.

Project: "A-One Homes" an Affordable Plotted Colony measuring 7.418 Acres in Sector-27A, Rohtak.

Reg. No.: 334 of 2022 dated 13.09.2022 valid upto 14.07.2027.

Temp ID: 1095-2022.

Present: Mr. Rakesh Sharma, Director and Mr. Shubhnit Hans, Advocate through VC.

1. The subject cited case was heard by the Authority on 09.10.2023 vide item no. 229.09 wherein the Authority had decided that promoter should submit the following information: -

- i. Total plots in the project.
- ii. Number of plots sold under the name of A-One Homes.
- iii. Total amount collected from the allottees.
- iv. Total amount deposited as on date in RERA Account supported by a CA certificate.
- v. Stage of development at site supported by Engineer's Certificate.
- vi. Up to date QPRs be uploaded.
- vii. Approved copy of service plan/ estimates.
- viii. Copy of NOC from MOEF relating to notification dated 14.09.2006.
After receipt of above information, then case for change of project name will be considered.

2. On 21.02.2024, vide item no. 242.19, the Authority observed that promoter has not complied with the orders of Authority dated 09.10.2023. Hence, Authority decided to impose a cost of Rs.50,000/- on the promoter for not submitting the reply. Promoter be issued show cause notice under Section-35 read with Section-63 of RERA Act, 2016 as to why penalty may not be imposed. Promoter should take up the matter with DTCP for change of project name after that apply to Authority and the matter was adjourned to 10.04.2024.



3. Thereafter, no reply has been received from the promoter. Show cause notice was also sent to the promoter on registered email id as well as through registered post. Delivered on 05.04.2024.
4. However, as nobody appeared, Authority on 10.04.2024 (item No. 249.07) Authority decided to adjourn the matter to 29.05.2024.
5. The Authority on 12.06.2024 vide item no. 257.04 had granted one last opportunity to the promoter to submit the reply one week before next date of hearing as well as to deposit Rs 50,000/- otherwise penal proceedings will be initiated as per RERA Act, 2016.
6. The Authority on 04.09.2024 vide item no. 264.13 observed that promoter is not complying with the orders of the Authority dated 09.10.2023 despite opportunities given to him. Promoter has also not submitted reply to show-cause notice issued under Section-35 read with Section-63 of RERA Act, 2016 which was delivered on 05.04.2024.
7. After consideration, Authority decided that further sale in the project is banned. Promoter be issued show cause notice under Section-7(1) of RERA Act, 2016 as to why registration may not be revoked. MD/ one of the Directors be personally be personally present on next date of hearing. (informed via telephone on 26.11.2024)
8. In view of above, show cause notice dated 29.10.2024 under Section-7(1) of RERA Act, 2016 has been sent to the Promoter via registered post (delivered on 12.11.2024) as well as e-mail (duly sent on 05.11.2024).
9. Reply has still not been received from the promoter.
10. Mr. Rakesh Sharma, Director of company was present. He stated that cost of Rs.50,000/- is being deposited today.
11. Ld. Counsel sought time of two weeks for filing reply. On request, Authority adjourned the matter to 29.01.2025.



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

CA (Kakul)

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Executive Director,
HRERA, Panchkula