



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 15.01.2025.

**Item No. 275.12**

**Submission of revised site plan.**

**Promoter:** Monnet Projects Developers Ltd.

**Project:** "M1 Trade Tower" Commercial Colony measuring 1.677 Acres in Sector-37, Village Anangpur, Tehsil and District Faridabad, Haryana developed by Monnet Projects Developers Ltd.

**Reg. No.:** 226 of 2017 dated 19.09.2017 valid upto 31.09.2023.

**Temp ID:** RERA-PKL-628-2019.

1. The matter was considered by the Authority in its 226<sup>th</sup> meeting held on 11.09.2023 wherein following observations were conveyed:

"2. The promoter vide reply dated 24.07.2023 has submitted the differential fee as per Revised FAR along with form A-H proforma with a new Temp-ID 1313-2023. License No. 68 of 2009 and approval for zoning plan is for area measuring 1.657 acres, whereas the registration certificate issued is for area measuring 1.677 acres. The promoter has submitted the fee of Rs. 4,02,000/- which is not in order. The calculation for deficit fee is as follows:

S. No.	Fees submitted at the time of registration	Fee works out to be	Fee works out after revised FAR	Deficit fee to be submitted
1.	2,70,000	$8589.11 \times 35 =$ 3,00,619	$14778.534 \times 60 =$ 8,86,712	5,86,093

3. After consideration, Authority decided that promoter be asked to submit approved building plans by DTCP and to deposit deficit fee of 5,86,093/-. After that their case will be considered."



2. The matter was then considered by the Authority on 21.11.2023 wherein no reply was filed by promoter and Authority observed as under:

*"2. It is pertinent to mention that inadvertently the deficit fee to be submitted by promoter has been mentioned as ₹5,86,093/- whereas it should have been ₹2,14,712/-.*

*3. Applicant promoter has still not filed any reply to the above-mentioned deficiencies. Area of revised plan is 1.657 acres.*

*4. As the promoter has not complied with the direction of Authority, matter is adjourned to 22.01.2024."*

3. 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 granted last opportunity to the promoter to submit reply and adjourned the matter to 01.05.2024.

4. The matter was then considered by the Authority in its meeting held on 01.05.2024 vide item no. 251.11 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."*

5. In compliance of above order, show cause notice dated 14.06.2024 was issued to the promoter, however no reply has been filed till date. The applicant promoter also not filed any reply to the above-mentioned deficiencies.

6. The Authority on 07.08.2024 has 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

7. Thereafter, since reply was not received from the promoter, the Authority on 13.11.2024 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 the cost of the project may not be imposed for not complying with the orders of Authority.

8. In view of the above, show cause notice dated 01.01.2025 was issued to the respondents. Reply has still not been received from the promoter so far.



9. As no reply has been filed by promoter, Authority decided to adjourn the matter to 26.03.2025.



~~ad-ecm~~  
30/1/25

True copy

*Deen*

Executive Director,  
HRERA, Panchkula

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

CA (Shubham)