



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 09.04.2025.

Item No. 284.14

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

Promoter: 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.

1. The subject cited case was heard by the Authority on 09.10.2023 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, Authority had observed that promoter has not complied with the orders of Authority dated 09.10.2023. Hence, Authority decided to impose a cost of ₹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.

3. Show cause notice was also sent to the promoter on registered email id as well as through registered post which was delivered on 05.04.2024. However, as nobody appeared, the Authority on 10.04.2024 had decided to adjourn the matter to 29.05.2024.

4. On 12.06.2024, Authority granted one last opportunity to the promoter to submit the reply one week before next date of hearing as well as deposit ₹ 50,000/- otherwise penal proceedings will be initiated as per RERA Act, 2016.

5. On 04.09.2024, 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.

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, also informed via telephone on 26.11.2024).

6. On 04.12.2024, Mr. Rakesh Sharma, Director of the Company was present and stated that cost of ₹50,000/- is being deposited today. Ld. Counsel sought time of two weeks for filing reply. On request, Authority adjourned the matter to 29.01.2025.

7. Cost of ₹50,000/- has been deposited vide letter dated 04.12.2024. On the last date of hearing, i.e., 29.01.2025 vide item no. 277.20, Ld. Counsel submitted that reply in being filed today in the registry. Hence, Authority decided to adjourn the matter to 09.04.2025.

8. The promoter vide reply dated 29.01.2025 has submitted as under: -

S. No.	Observations	Reply
1.	Total plots in the project	116
2.	Number of plots sold under the name of A-One Homes	85
3.	Total amount collected from the allottees	8 crores




4.	Total amount deposited as on date in RERA Account supported by a CA certificate	There is no RERA account as such in which the amount has been deposited since no specific direction has been issued by the Ld. Authority in this regard. However, all transactions are being carried out through the bank account of the Promotor, the details of which can be provided to the Ld. Authority as and when required.
5.	Stage of development at site supported by Engineer's Certificate	90% complete however Engineer certificate not enclosed.
6.	Up to date QPRs be uploaded	They are in process of filing the same and will be filed within 15 days. However, not uploaded on web portal
7.	Approved copy of service plan/ estimates	Only approval letter is enclosed however, plans/estimates not enclosed
8.	Copy of NOC from MOEF relating to notification dated 14.09.2006	Not applicable in the current project.

9. After perusal of the reply filed by the promoter, it is observed that the promoter has still not complied with the observations mentioned at sr. no. 4 to 7 above. Further, a complaint no. 2364 of 2022 is also pending against the promoter in which Ld. counsel Shubhnit Hans, on the last date of hearing, i.e., 02.04.2025 informed that orders of moratorium have been issued by Hon'ble NCLT. Keeping in view the above facts and non-compliance of some observations by the promoter, the request of the promoter to change the name of the project from "A-One Homes" to "M2M Greens" is hereby rejected.

10. Disposed of.



True copy


Executive Director,
HRERA, Panchkula

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

LA (Shubham)

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