



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 10.01.2024.

Item No. 238.23

Intimation about Breach and Violations of Conditions of License No 96 of 2022 dated 15.07.2022 and Request for Appropriate Action against the Builder.

1. The Authority has registered the real estate project for license no 96 of 2022 of an affordable plotted colony under DDJAY namely "A-ONE HOMES" via Registration No. HRERA-PKL-ROH-334-2022 dated 13-09-2022 valid upto 14.07.2027 being developed by M2M Buildtech Pvt Ltd.
2. Now, vide letter dated 20.12.2023, Sh. Sanjiv Kumar Hooda has informed that breach and violations of conditions of License No 96 of 2022 dated 15.07.2022 are being done by the builder M2M Buildtech Pvt Ltd in Sector 27A, Rohtak. HRERA, Panchkula may come forward to save the general public from the frauds by the builder, to avoid multiple litigations which may arise due to the illegal acts by licensee, to rescue innocent general public for recovery of their hard earned money and to take strict action for violating the most of the conditions of the license no. 96 of 2022 granted by Town and Country planning department, Haryana. He stated that the builder has also violated the provisions of laws mentioned in Haryana Development and regulation of urban area Act, 1975. The details of breach and violation of conditions of license along with sufficient proofs has been already submitted to District Town Planner, Rohtak and request has been made to take appropriate step for these violations vide letter no D.N 2714 dated 12.12. Sh. Hooda requested to the Authority to intervene and take appropriate action against the builder for breach of violations of the conditions mentioned in License No. 96 of 2022 dated 15.07.2022 and provisions of laws mentioned in Haryana development and regulation of urban area Act, 1975. The licensee is liable to be punished under Section 8 sub section 1 as per the Act.



3. A similar complaint was earlier filed by Sh. Rajiv Hooda and the same was placed before the Authority in its meeting held on 11.09.2023 wherein it was decided that a Suo Motu Complaint be registered against the builder.

4. A Suo-Motu complaint no. RERA-PKL-2364-2023 was registered and was listed on 21.11.2023 wherein Adv Sudeep appearing on behalf of Sh. Rajiv Hooda requested the Authority to take strict action against the respondents. Since none was present on behalf of respondents therefore, the Authority directed the promoter to show cause as to why registration granted to them be not revoked under Section 7(1)(c) of the RERA Act for involvement in unfair trade practices and the case is now adjourned for 05.02.2023.

5. After consideration, Authority decided that present complaint be clubbed with Suo-motu complaint No. RERA-PKL-2364 of 2023 already registered on the same subject.



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 (Sunderay)

19/1/24