



**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 24.01.2024.**

**Item No. 239.14**

**Continuation of registration of project.**

**Promoter: M/s Meenal Housing Pvt. Ltd.**

**Project: Group Housing Colony on land measuring 1.24 acres situated in Surajkund, Faridabad.**

**Reg. No: HRERA-PKL-305-2017 dated 16.10.2017 valid upto 12.10.2019.**

**Present: Ld. Counsel Sh. Tarun on behalf of Promoter.**

1. M/s Meenal Housing Pvt. Ltd. vide letter dated 15.02.2023 has applied for continuation of registration of their Group Housing Colony on land measuring 1.24 acres situated in Surajkund, Faridabad, Haryana registered vide registration no. 305 of 2017 dated 16.10.2017 valid upto 12.10.2019. First extension was granted by the Authority upto 11.10.2020. Second time extension was granted upto 11.07.2022 (including COVID period). The promoter has sought extension upto 11.07.2023. Further, vide letter dated 25.10.2023 promoter has sought further extension from 11.07.2023 to 10.07.2024. Extension being considered from 11.07.2022 to 11.07.2023 and 11.07.2023 to 11.07.2024, i.e., two years.

2. The matter was considered by the Authority in its meeting held on 30.10.2023 wherein following observations were conveyed:

- "i. A copy of order audit report be sent to promoter for comments for maintaining two accounts of project in different banks and not maintaining separate RERA Account.*
- ii. Engineer Certificate and Architect Certificate be submitted.*
- iii. Promoter should submit copy of approved zoning plan, demarcation plan, environmental clearance certificate and service plan estimates of the project.*
- iv. Resolution plan for completion of project."*



3. In compliance of above order, copy of auditor's report was sent to the promoter on 14.12.2023.

4. Promoter vide reply dated 23.11.2023 has submitted copy of approved layout cum demarcation plan and copy of environmental clearance certificate. However, copy of approved zoning plan and service plan estimates have not been submitted.

The promoter also submitted copy of application dated 12.07.2022 submitted to Commissioner, M.C.F. Faridabad for permission to occupy the building along with architect and engineer certificate stating the work has been completed as per sanctioned building plans.

5. Further, promoter vide reply dated 19.12.2023 has stated that initially they had opened account no. 50019448542 (Indian Bank). However, due to COVID-19 outbreak they opened a bank account no. 542801010050938 (Union Bank of India) due to the reason that Union Bank was nearby to the residence of the promoter for the ease of transactions during the lockdown period. Another reason for opening bank account with Union Bank was due to the merger of Allahabad Bank with Indian Bank due to which they were facing technical issues day by day. However, the promoter is maintaining the account with Indian Bank only. It has been submitted that the promoter was unaware of the provisions of the RERA Act in 2019 as this was a new Act for entire real estate sector. Assurance has been made that promoter shall take prior permission from the Authority before making any change in the escrow account in future. Also, it is evident from the CA audit report that the entire money has been used towards development and construction of the project. The promoter has submitted that the project stands 100% complete.

6. With regard to the resolution plan for completion of the project, it has been submitted that the project is complete in all respects and the promoter is in a position to offer possession to the allottees but MCF has not granted them OC till date due to which they have to seek extension from this Authority.

7. Authority observes that Promoters has already been granted two extensions, i.e., upto 11.07.2023. Promoter has not applied for 3<sup>rd</sup> & 4<sup>th</sup> extension, however, it is not clear whether extension fee has been deposited or not? Promoter has not submitted copy of approved zoning plan & service plan estimates. After submission of information, extension case will be considered.



8. Adjourned to 13.03.2024.



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 Ashwin~~  
13/2/24.