



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 24.04.2024.

Item No. 250.34

Continuation of registration of project for third year u/s 7(3) of RERD Act, 2016.

Promoter: M/s. Movish Realtech Pvt. Ltd. (formerly known as Ashiana Realtech Pvt. Ltd.).

Project: "The Cubix" a Group Housing Colony measuring 9.40 Acres situated in Sector-23, Dharuhera, Rewari.

Reg. No.: HRERA-PKL-RWR-39-2018 dated 20.08.2018 valid upto 31.03.2019. First extension was granted which was valid upto 14.03.2020 and second extension was valid upto 14.09.2021.

1. M/s. Movish Realtech Pvt. Ltd. has, on the direction of the Authority in complaint No. 3189 of 2022, applied for third extension of registration of a Group Housing Colony measuring 9.40 Acres situated in Sector-23, Dharuhera, Rewari.

2. Orders of the Authority dated 05.07.2023 were as follows:

"After consideration, Authority reiterated the proceedings of meeting of Authority dated 17.01.2022. Promoter be asked to submit following documents:

i. Copy of phasing of project approved by DTCP.

ii. Copy of demarcation plan, zoning plan, service plan estimates in addition to environmental clearance certificate, if required.

iii. Whether any third-party rights have been created?

iv. Quarterly progress reports upto which date have been filed.

v. An affidavit to the effect that as and when promoter proposed to construct/ develop second phase in future they will apply for necessary permission from HRERA Panchkula."

3. Promoter vide reply dated 09.08.2023 had submitted that:



- i. No phasing of project approved by DTCP.
 - ii. Copy of zoning plan dated 07.05.2018, copy of approval service plan/estimates, copy of approval of revised building plans, copy of renewal of license no. 20 of 2012 dated 15.03.2012 valid upto 14.03.2020, site plan(water supply line), site plan(fire), site plan(sewer line), site plan(recycle water line), site plan(road), and site plan(key plan) has been submitted.
 - iii. Not any third party right have been created till date.
 - iv. QPR upto 30.06.2023 has been filed on 12th August 2023.
 - v. Affidavit dated 08.08.2023 states that “we undertake and submitted that we have not booked/sold/developed and constructed the flat/unit in other 3 towers, and when we construct and develop the second phase (remaining three towers), we will apply for necessary permission from HRERA Panchkula.
4. Orders of the Authority dated 21.08.2023 were as follows:
- “After consideration, Authority decided as under:*
- i. *Sale in the completed four towers is allowed.*
 - ii. *Audit of project be got done from a CA firm empanelled by HRERA Panchkula.*
 - iii. *A public notice be published in newspapers for inviting objections from general public*
 - iv. *Promoter will apply for phasing of project within a period of 60 days under intimation to Authority.*
 - v. *Community facilities of the project will be ensured by promoter”.*
5. As per above-mentioned orders, public notices was issued on 15.09.2023 and no objections were received. Vide letter dated 28.09.2023 M/s Garg Rohit and Associates were appointed to audit the project.
6. On 16.10.2023, the promoter submitted copy of application of phasing of project to DTCP and Authority adjourned the matter to 08.01.2024.
7. On 10.01.2024, Authority observed that there were seven towers in project. Promoter has completed four towers and three towers have not been constructed. Authority decided that there will be ban on sale of incomplete three towers. A copy of phasing of project, if approved by DTCP be submitted as well as copy of renewal of license as it expired on 14.03.2020. CA firm be issued reminder for submission of audit report. Adjourned to 28.02.2024.
8. The promoter has informed that the license in this case is valid upto 14.03.2025. Garg Rohit and Associates were appointed auditor on 28.09.2023, reminder to them have been issued on



19.02.2024. Since the entire licensed area measuring 9.40 acres is registered with RERA, therefore the phasing policy will not be applicable in this case.

9. Authority observes that second extension was valid up to 14.09.2021. Promoter has applied for third year extension whereas further extension, i.e., fourth and fifth year have also become due. Hence, Managing Director/ one of the Directors be personally present on next date of hearing with complete resolution plan of project. CA firm be issued reminder and asked to explain why audit report has not been submitted despite lapse of seven months.

10. Adjourned to 10.07.2024.



True copy

Executive Director,
HRERA, Panchkula

Handwritten notes:
17/5/24.

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

LA (Monika)