



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 07.08.2024.

Item No. 261.20

Extension of registration of project under Section-6 of RERA Act, 2016.

Promoter: M/s Monnet Projects Developers Ltd.

Project: "M1 Trade Tower"- a Commercial colony on land measuring 1.677 acres situated in Sector-37, Village Anangpur Faridabad, Haryana.

Reg. No.: Registration No. 226 of 2017 dated 19.09.2017 valid upto 31.12.2022.

Temp ID: RERA-PKL-628-2019.

1. This matter was considered by the Authority on 06.11.2023 wherein following order was passed:

1. *M/s Monnet Projects Developers Ltd. vide letter dated 10.10.2023 has requested for the First Extension of registration of project namely "M1 Trade Tower"- a Commercial colony on land measuring 1.677 acres situated in Sector-37, village Anangpur Faridabad, registered vide Registration No. 226 of 2017 which was valid upto 30.09.2023 after covid extension of nine months.*
2. *The applicant has applied for the one-year extension which will be valid upto 30.09.2024.*
3. *The promoter has applied on prescribed proforma Rep-V Form for first extension under Section 6 of Real Estate (Regulation and Development) Act, 2016.*
4. *License No. 68 of 2009 is renewed up to 18.11.2024. The applicant has submitted extension fee of Rs. 6,03,762/-.*
5. *The promoter has submitted the following documents: -*
 - (i) *Online quarterly progress reports have been submitted upto June 2023.*



(ii) CA certificate dated 18.07.2023 certifying proportion of the cost incurred on land cost and construction cost to the total estimated cost is 89.31 %.

(iii) Architect Certificate dated 06.04.2023 states as under:

S. No.	Cumulative progress for the quarter ending march 2023	Percentage
1.	Sub Structure	99
2.	Super Structure	98
3.	(MEP)	Mechanical 70 Electrical 65 Plumbing & Firefighting 67
4.	(Finishing)	Internal 72 External 61

(iv) An undertaking dated 18.07.2023 declaring that total units sold up to March 2023 are 31.

(v) Photographs of the project.

(vi) Copy of approved Zoning Plan and building plan alongwith approval letter dated 05.06.2014.

(vii) Grant of consent from Haryana Pollution Control Board dated 14.08.2020

(viii) Environment Clearance dated 22.11.2021

6. Authority observes that promoter has not submitted any explanation for delay in completion of project. Therefore, Authority decides that promoter should submit resolution plan for completion of project as well as reasons for delay.

7. Adjourned to 15.01.2024."

2. 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 while granting an opportunity to the promoter adjourned the matter to 01.05.2024.

3. The matter was last considered by the Authority in its meeting held on 01.05.2024 vide item no. 251.12 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

4. 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 has also not filed any reply to the above-mentioned deficiencies. QPRs have been filed upto 31.03.2024



5. Authority observes 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.

6. Adjourned to 16.10.2024.



True copy

Deen

Executive Director,
HRERA, Panchkula

Ad-Deen

30/8/24

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

LIA (Ashima)