



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 28.02.2025.

Item No. 279.58

Promoter: M/s Elite Homes Private Limited.

Project : "M2K COUNTY", a residential plotted colony on area measuring 44.079 acres situated in Sector 5 & 7A, Rewari.

Temp ID : RERA-PKL-1621-2025

1. This application is for registration of an ongoing project namely "M2K COUNTY", a residential plotted colony on area measuring 44.079 acres situated in village Garhi Alawalpur & Malpur, Tehsil Dharuhera, District Rewari is a part of total licensed area measuring 75.562 acres.
2. The application was examined and following observations were conveyed to the promoter on 17.02.2025:
 - i. Computation of fee be submitted;
 - ii. The promoter should submit copy of renewal of both the licenses;
 - iii. Since this is an 'ongoing' project, the promoter is liable to submit late fee as per resolution dated 26.08.2019 vide item no. 65.9.
 - iv. The promoter has applied as an ongoing project (i.e. 44.079 acres) however the project land is part of license no. 189 which was granted in 2007 for an area measuring 74.581 acres and license no. 6 which was granted in 2020 for an additional area measuring 0.981 acres, the promoter should give status of remaining licensed area; The late fee works out to Rs. 40,04,284/-. No phasing plan for this Part has been enclosed; (Area measuring 52.338 acres is due for registration since the Newtech Judgement has been passed i.e. 11.11.2021, area measuring 4.512 acres is due for registration since the department has rejected migration application of the promoter i.e. 01.02.2022 and area measuring 0.39 acres is due for registration since the department has rejected migration application of the promoter i.e. 08.06.2022).
 - v. The promoter should submit whether entry of license has been made in the revenue records;



- vi. No default CA certificate is not in prescribed format and also not submitted in original;
- vii. Copy of approved layout plan (showing the area to be registered) demarcation and zoning plan be submitted;
- viii. MCA website shows unsatisfied loan of Rs. 9 lacs, whether this loan is against the project land?
- ix. Land utilization table in REP I Part C is not correct;
- x. Cash flow statement, cost of internal development works, copy of agreement to sell, allotment letter alongwith payment plan not submitted;
- xi. The promoter states that they have received Part Completion Certificate from the Department, however copy has not been submitted;
- xii. The promoter has not filled details in REP I Part D and Part CX;
- xiii. The promoter has not stated any project in REP I Part G, however they have registered projects in the Authority;
- xiv. REP II mentions the name of the director as 'Vikas', however REP I states 'Vikash', the promoter should clarify.
- xv. FAR proposed to be utilized is mentioned 'zero' and permissible FAR is mentioned 'NA' in REP I Part B.
- xvi. A brief note regarding the financial and professional/technical capability of the promoter to develop the project be submitted;
- xvii. Date of completion is different in REP I and REP II;
- xviii. Acknowledgement of filling the income tax returns by the promoter be submitted.

3. On 19.02.2025, the Authority directed the promoter to comply with the above-mentioned observations latest by 25th February, 2025 so that a decision by circulation could be taken within the stipulated time as provided in the RERA Act, 2016. If reply to the above observations is not filed by 25.02.2025, this registration application is liable to be returned.

4. Since, no reply has been received in the given time, the Authority decides to return the said application with a liberty to file afresh. The registration fee earlier deposited will be adjusted after deduction of 5% processing fee.

5. **Disposed of.**

This has been approved by the Authority through circulation on 28.02.2025.



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 (monika)


11/03/25