



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 19.02.2025.

Item No. 279.03

(x) **Promoter:** M/s Elite Homes Private Limited.

Project : "M2K COUNTY-2", a residential plotted colony on an area measuring 12.3298 acres situated in Sector 5 & 7A, Rewari.

Temp ID : RERA-PKL-1624-2025

Present: Adv. Hemant Saini on behalf of promoter via video conferencing.

1. This application is for registration of new project namely "M2K COUNTY-2", a residential plotted colony on an area measuring 12.3298 acres (however no approved phasing of this part is enclosed) 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. The promoter has applied as a new project; however, this comes under the definition of 'ongoing' project. 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. No justification for applying for this area as a "New Project" is enclosed;
- iv. The promoter has applied as new project (i.e. 12.329 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;
- v. The promoter should submit whether entry of license has been made in the revenue records;



(1/2)

- 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 with payment plan be 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;
 - 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.
5. Today, the representative appearing on behalf of the promoter informed that reply will be filed shortly.

6. After consideration, 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.

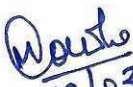
True copy




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)


12/03/25