



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 24.12.2025.

Item No. 308.22

Continuation of registration under Section-7 (3) of the RERA Act, 2016 for the project namely "M1 Trade Tower"- a Commercial colony on land measuring 1.677 acres situated in Sector-37, village Anangpur Faridabad, Haryana being developed by M/s Monnet Projects Developers Ltd. (Registration No. 226 of 2017 dated 19.09.2017 valid upto 31.12.2022, covid extension granted upto 30.09.2023).

Temp ID: RERA-PKL-628-2019.

Present: Adv. Manju goyal, Adv. Vandita Gupta, Adv. Dev khurana and Adv. Gaurav Khurana on behalf of the promoter.

1. M/s Monnet Projects Developers Ltd. vide letter dated 10.10.2023 had earlier applied for extension u/s 6 of the RERA Act, 2016 which was disposed of by the Authority in its meeting held on 26.03.2025 vide Item No. 282.10, since the promoter was not complying with the directions of the Authority, therefore the application filed by the promoter was returned with a liberty to file a fresh application for continuation of registration under Section 7 (3) of the Act. Further, since reply was not received from the promoter therefore, the Authority imposed a token penalty of ₹ 5 Lacs under Section 63 of the Act which was to be deposited before applying afresh under Section 7 (3) of the Act along with the cost already imposed. Ban on sale shall continue.

Vide another agenda item no, 282.15 dated 26.03.2025 related to the submission of revised site plan of this commercial colony, since the promoter had not complied with the directions of the Authority, therefore the application filed by the promoter was rejected. Further, since reply was not received from the promoter therefore, the Authority imposed a token penalty of ₹ 5 Lacs under Section 63 of the Act which was to be deposited before applying afresh along with the cost already imposed.



2. Now, vide letter dated 11.09.2025, the promoter has submitted the application u/s 7(3) of the Act along with extension fee of ₹ 7 Lakhs and an affidavit undertaking to file afresh revised site plan and extension application, along with necessary documents including approved building plans. The applicant by submitting the reasons of covid-19, financial constraints, prioritization of obligations, internal oversight in compliance handling, unintentional overlooking of RERA compliances etc, had requested that the penalty of ₹14,00,000/- imposed be waived in its entirety. Alternatively, should a complete waiver not be feasible, they prayed that the Authority may consider reducing the quantum of penalty, so as to mitigate the severe financial hardship currently being faced. It was prayed that the Hon'ble Authority may kindly take on record the above explanation, permit them to regularise the compliances, and allow fresh application for extension and revised site plan to be considered on merits in the larger interest of the allottees.

3. The application was examined and following shortcomings were noticed:-

- i. The promoter has not enclosed any annexures in support of above application which have been uploaded online along with the application u/s 7(3) of the Act.
- ii. Copy of renewed license has not been submitted.
- iii. Photographs of the project have not been submitted.
- iv. CA, Engineer and Architect certificate have not been submitted.
- v. Copies of revised building plans, zoning plan, Service plans/Estimates and NOC from environment have not been submitted.
- vi. Fee of ₹ 41,300/- for appointment of auditor and ₹ 10,000/- for issuance of public notice be deposited, so that Audit of the project be got conducted and public notice be got issued for inviting objections from general public.
- vii. Whether OC/CC has been applied or not?
- viii. Online QPRs have only been filed upto 31.03.2025.
- ix. Details of computation of extension fee be submitted, so that deficit fee if any could be computed.
- x. Cost of ₹ 2 Lacs and penalty of ₹ 5 Lacs imposed in agenda item no. 282.10 dated 26.03.2025 be deposited.
- xi. Deficit fee of ₹ 2,14,712/-, Cost of ₹ 2 Lacs and penalty of ₹ 5 Lacs imposed in agenda item no. 282.15 dated 26.03.2025 be deposited.
- xii. Late fee and penalty as per resolution dated 07.08.2024.

4. On the last date of hearing, i.e., 24.09.2025, the promoter was directed to comply with the above deficiencies before the next date of hearing i.e., 24.12.2025.

5. Now, the promoter vide letter dated 09.10.2025, has submitted following documents:-

- i. Photographs of the project.
- ii. License no. 68 of 2009 was renewed upto **18.11.2025**. (Which has now lapsed)
- iii. Approval of revised building plans of commercial colony issued on 01.08.2025, however, complete set of revised plans have not been submitted.



- iv. Certificate of grant of environment clearance issued by MOEFCC
 - v. As per Architect certificate sub structure is 99% complete and super structure is 92% complete
 - vi. As per CA certificate dated 04.09.2025, proportion of cost incurred on land cost and construction cost to the total estimated cost is 91.12%
 - vii. As per Engineer certificate, external development works are 95% complete and internal development works are 98% complete.
 - viii. Vide another letter dated 11.11.2025, the promoter had submitted request for early hearing in the agenda since delaying the hearing until 24.12.2025 would severely prejudice the Promoter in timely securing continuation of registration under Section 7(3) of the RERA Act. It would adversely impact statutory compliance timelines, delay construction and delivery obligations which substantially delay the competition of project. That the Promoter has already applied for the Occupation Certificate (OC), which demonstrates bonafide intent and substantial progression towards project completion. However, the prolonged inoperability of RERA registration further restricts the Promoter from executing agreements for sale, allotment of units and/or subsequent acts required for completion of project.
6. The request for early hearing was not considered because the deficiencies were not fully complied by the promoter.
 7. The promoter has not yet complied with the observations mentioned at serial no. ii, iv, v, vi, viii to xii.
 8. Vide reply dated 23.12.2025, the promoter has complied with all the observations and has also submitted renewal of licence which is valid upto 18.11.2026. However the Extension fee, late fee, penalty and cost are still deficit by ₹ 10,00,000/- in total. Also the QPR,s are not uploaded upto date.
 9. Today Adv. Manju Goyal submitted that today they have submitted an amount of ₹ 10,00,000/- in lieu of Extension fee, late fee, penalty and cost. She requested for 2 weeks time to upload upto date QPR's.
 10. The Authority considered the matter and decided that the registration certificate will remain in force pursuant to section 7(3) of the RERA Act, 2016. Consequently, the registration is valid until 30.09.2026 subject to the condition that the promoter shall upload upto date QPR's within 15 days from the issuance of the certificate. The Authority directed the office to issue the certificate accordingly. Disposed of.



True copy

[Signature]
Executive Director,
HRERA, Panchkula

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

STP

[Signature]
21/01

CASHMURRAY

[Signature]
21/01/26

(on behalf of
LA Shubham)

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