



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 11.03.2026.**

**Item No. 315.03**

(viii) **Promoter:** Elite Homes Pvt. Ltd..

**Project:** "M2K Harmony-3" an Affordable Residential Plotted Colony under the Deen Dayal Jan Awas Yojna-2016 on land measuring 6.19375 acres situated in the revenue estate of Village Garhi Alawalpur, Sector-5, Dharuhera, District Rewari.

**Temp ID:** RERA-PKL-1836-2025.

**Present:** Sh. Vikash Aggarwal, Sh. Manoj and Sh. Govind on behalf of the promoter.

1. This application is for registration of project namely "M2K Harmony-3" an Affordable Residential Plotted Colony under the Deen Dayal Jan Awas Yojna-2016 on land measuring 6.19375 acres situated in the revenue estate of Village Garhi Alawalpur, Sector-5, Dharuhera, District Rewari.

2. The application was examined and following observations were conveyed to the promoter on 03.03.2026:

- i. Payment Plan is not in order.
- ii. Whether entry of Licence has been made in the revenue record or not.
- iii. Copy of Sale Deeds of the project land be submitted.
- iv. In Form REP-I Part-B, Permissible FAR written as NA.
- v. Upon perusal of records it is found that several other projects of the promoter are already registered under licence no. 189 of 2007. A clarification in this regard from the promoter be sought.
- vi. Signature of CA is missing at CP/177-178.
- vii. Status of board of directors alongwith their shareholding in the company be submitted.
- viii. Land utilisation table is not in order.
- ix. Expenditure upto 1<sup>st</sup> quarter of 2027 has been submitted, however the likely date of completion is 08.12.2029.
- x. Status of completion of Project M2K Galleria be submitted.



3. The promoter vide reply dated 09.03.2026 has complied with all the above observations. After consideration, the Authority finds the project fit for registration subject to the following special conditions:

- i. The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. The Promoter is also directed to issue a public notice of size 3 x 3 (inches) (in two newspapers widely circulated in the area including one in Hindi) indicating all three accounts i.e., 100%, 70% and 30% account under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
- ii. The payment plan approved in Form REP-I, having quantum of all other charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
- iii. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- iv. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.2300 acres to the Authority along with deficit fee, if any, within 15 days after the approval by Town & Country Planning department. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- v. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
- vi. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with validity issued by the Authority. The QR code, RC number alongwith validity should be affixed on the top-right corner on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.
- vii. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.
- viii. That any change in the communication address shall be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in Form REP-I.

4. File be consigned to record room after issuance of registration certificate. Payment Plan and REP I be updated online. **Disposed of.**



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

True copy

Secretary (Acting),  
HRERA, Panchkula

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