



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 2364 of 2023

HRERA, Panchkula

...COMPLAINANT

VERSUS

M2M Buildtech Pvt Ltd.

....RESPONDENT

CORAM:	Parneet S Sachdev	Chairman
	Nadim Akhtar	Member
	Dr. Geeta Rathee Singh	Member
	Chander Shekhar	Member

Date of Hearing: 07.08.2024

Hearing: 5th

Present: Adv. Shubhnit Hans for respondents.
Adv. Sudeep Gahlawat for complainants.

ORDER (Parneet S Sachdev-Chairman)

Haryana Real Estate Regulatory Authority, Panchkula had registered a real estate project of an Affordable Plotted Colony under DDJAY namely, "A-One Homes" being developed on land measuring 7.418 acres falling in the revenue estate of

Village Kheri Sadh, Sector-27-A, Rohtak vide registration no. HRERA-PKL-ROH-334-2022 dated 13.09.2022.

2. Subsequently, a letter dated 25.08.2023 was received from Sh. Rajiv Hooda, stating breach and violations of license conditions and unlawful, illegal and fraudulent acts by the respondents mentioning that about 150 court cases are pending against the promoter.
3. A show cause notice dated 16.10.2023 under Section 35 of RERA Act, 2016 was issued to the respondent and a copy of the same was also supplied to the complainant Sh. Rajiv Hooda.
4. Thereafter, the Authority vide its orders dated 10.01.2024 decided to club the complaint of another complainant Sh. Sanjay Hooda alongwith the present complaint since the matter in both complaints were identical.
5. On 07.02.2024, Adv. Sudeep apprised the Authority that the company has been involved in unfair trade practices since long and is in process of executing the registries of the plots in the project. Keeping note of the above, Authority directed the counsel of complainants to file a written reply to the averments made by them along with documentary evidence. Authority further directed the office to provide a copy of complaint to Sh. Rakesh Sharma and granted one last opportunity to file reply failing which the Authority will be constrained to revoke the said registration.



The office was further directed to send a copy of these orders to the Tehsildar, Rohtak to enquire as to how the sale of plots and execution of conveyance deeds by the respondent/promoter are being done without obtaining completion certificate and apprise the Authority about the total number of registries which have already been executed by them.

6. The respondents vide reply dated 04.03.2024 has informed as under:-

The respondents are working legally on project. Service plans of project have been approved by HUDA. All EDC/IDC payments have been made and therefore all plots are unfreezed. Moreover, their project is already registered with RERA. Complaint of Rajiv Hooda is false, concocted, baseless, vindictive, arbitrary and on fabricated grounds. Rajiv Hooda has received an amount of Rs 60,000/- and A one Homes have received Rs 3.29 Cr from bank accounts of respondent company. Sanjay Hooda falsely represented himself as partner of A one Homes. A one Homes through Sanjay Hooda had proposed that they would do construction and development work and get approvals from concerned authorities. A one Homes is a benami firm. Rs. 2.80 Cr of respondent company was lying as a deposit with Govt. Authorities and Sh. Sanjay Hooda and A One Homes got adjusted for getting license. A-one Homes was not given marketing rights to sell the project land of respondents.

Sh. Sanjay Hooda had taken advances in account of A one Homes for selling plots of M2M. They have cheated the public, customers, M2M Buildtech and the Authority. Respondents have applied for name change with the Authority as per law. A One Homes including Sh. Rajiv Hooda have committed theft of documents from company. Criminal complaints have also been made against Sanjay Hooda to Police and CM Haryana. Moreover, A



one Homes has already filed civil suit in civil court Rohtak and the same is pending as of now. Axis Bank Account of Company is being misused. Sh. Sanjay Hooda had made an entry of Rs 1,10,000/-to himself in pretext of making such payment to HREERA and further forged an entry of Rs 7.40 cr in the name of A-One Homes. Police complaint has also been made in this regard. Further there is no multiple selling of plots by M2M -complainant Sh. Rajiv Hooda and A one Homes are liable to pay damages to respondents and finally requested the Authority to dismiss complaint.

7. Sh. Rajiv Hooda on the other hand vide reply dated 06.03.2024 has informed that *order of stay on sale of plots was passed by Authority in presence of two directors of M2M Buildtech Pvt. Ltd. However, Sh. Rakesh Kumar, Director of company has executed 5 sale deeds on the very next date of the orders and might have executed more later on. After collecting 14 Crores at time of grant license no 32 of 2014, they mislead the general public and faced more than 150 litigations. Therefore, he requested the Authority to intervene and cancel the sale deeds. He further requested to cease the bank account and stop the illegal laying of services as the promoter does not have approved service plans.*

8. Further, letter to Tehsildar Rohtak was sent by the office on 12.03.2024 on which reply is still awaited.

9. On 20.03.2024, the Authority was of the view that there should be an absolute ban on the sale of the plots and creation of third party rights in the project. Tehsildar, Rohtak was also directed not to execute any registries/conveyance deeds with regard



to M2M Buildtech Pvt. Ltd until further orders of this Authority. Respondents were also directed to submit a copy of approved service plans/estimates to the Authority and comply with the other conditions imposed while granting registration of the project. Complainants were directed to quote particular sections of the statute which have been violated by the respondents and what remedy do they seek from this Authority. The Authority further directed the complainants and all the directors of the company to be personally present on the next date of hearing to assist the Authority in finding a solution.





10. On the last date of hearing, i.e., 01.05.2024, the Authority directed the respondents to collect the list of breaches of provisions as mentioned by the complainants vide letter dated 01.05.2024, from the projects section of Authority for their further comments on each and every issue. Further, the certified copy of order dated 20.03.2024 alongwith the reply filed by the respondents was supplied to the respondents during the course of hearing. Last opportunity was granted to the respondent and complainants to file their comments so that final decision could be taken.

10. Some observations were raised by the Authority on 12.06.2024 relating to the change in the name of project from "A-One Homes" to "M2M Greens". However, a reply has been received from Sh. Rajiv Hooda, which has no connection with the inter se dispute of the respondents and complainants.



11. Today Adv. Shubnit Hans appeared on behalf of respondents and sought some time to file reply to the contentions of complainants. On the other hand, Adv Sudeep Gahlawat for complainants informed that License granted to the respondents has been suspended by DTCP, Haryana on 22.03.2024. Authority directs both the counsels to file written reply to the averments before the next date of hearing.

12. Adjourned to 16.10.2024.

			
Chander Shekhar Member	Dr. Geeta Rathee Singh Member	Nadim Akhtar Member	Parneet S Sachdev Chairman