



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**
 Nadim Akhtar
 Dr. Geeta Rathee Singh
 Chander Shekhar

Chairman
Member
Member
Member

Date of Hearing: 07.02.2024

Hearing: 2nd

Present: - Adv. Sudeep Gahlawat, counsel for complainant along with Sh. Rajiv Hooda and Sh. Sanjay Kumar Hooda.
 Sh. Rakesh Sharma, Director of Respondent Company along with Sh. Jyoti Sidana, authorized representative.

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. The same was placed before the Authority in its meeting held on 11.09.2023 wherein it was decided that a suo-motu complaint be registered against the respondent under Section 35 of RERA Act, 2016.

3. A show cause notice dated 16.10.2023 was issued to the promoter and a copy of the same was also supplied to the complainant Sh. Rajiv Hooda.

4. On the last date of hearing i.e. 21.11.2023, Adv. Sudeep appearing on behalf of Sh. Rajiv Hooda requested the Authority to take strict action against the respondents. Since none was present on behalf of respondents therefore, the Authority directed the promoter to show cause as to why registration granted to them be not revoked under Section 7(1)(c) of the RERA Act for involvement in unfair trade practices.

5. Till date, no reply has been received from the respondent.

6. Promoter however, vide letter dated 20.12.2023, another complainant Sh. Sanjay Hooda also intimated the Authority about the breach and violations of



conditions of License No. 96 of 2022 dated 15.07.2022 being done by the respondents. Since the matter in this complaint was identical to the complaint of Sh. Rajiv Hooda, therefore the Authority vide its orders dated 10.01.2024 decided to club the two complaints.

7. Thereafter, vide letter dated 18.01.2024, Sh. Rajiv Hooda has also filed a complaint with District Town Planner, Rohtak informing that the promoter is committing violations and frauds against the common people in general and A- One Homes in particular.

8. Today, Sh. Rakesh Sharma appeared on behalf of the respondents and stated that they have neither received the copy of show cause notice nor any orders passed by the Authority since the address of the company has changed. They have made an application for change of registered address which is pending before the Authority.

On the other hand, 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 directs the counsel of complainants to file a written reply to the averments made by them along with documentary evidence.

9. Authority also directs the office to provide a copy of complaint to Sh. Rakesh Sharma who is present today and grants one last opportunity to file reply failing which the Authority will be constrained to revoke the said registration.



The office is 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.

10. Adjourned to 20.03.2024.



Chander Shekhar
Member



Dr. Geeta Rathee Singh
Member



Nadim Akhtar
Member



Parneet S Sachdev
Chairman