



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: Dr. Geeta Rathee Singh
Nadim Akhtar

Member
Member

Date of Hearing: 21.11.2023

Hearing: 1st

Present: -Adv. Sudeep Gahlawat on behalf of Sh. Rajiv Hooda, Complainant.

ORDER (NADIM AKHTAR- MEMBER)

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:-

- (a) *"That the License was granted under the Haryana Development and Regulation of Urban areas Act 1975 & Rules 1976 made there under to Smt. Mamta Rani w/o Sh. Rakesh Sharma, Smt. Rani Sharma D/o Sh. Dhanpat Ram Shashtri, Smt. Monika D/o Sh. Braham Parkash, Smt. Isha rani w/o Sh. Sanjay Kumar , Smt. Veena Wadhwa W/o Sh. Ravinder Kumar, Smt. Shallu Malhotra W/o Sh. Sanjay Malhotra in collaboration with M2M Buildtech Pvt Ltd, Friends Colony, Near Omaxe City Gate, Rajan Tower, Ground Floor, Rohtak for setting up of an affordable Plotted colony under policy of Deen Dayal Jan Awas Yojna over an area of 7.418 acres (migration from License no 32 of 2014) in the revenue estate of village Kheri Sadh, Sector -27A, Rohtak.*
- (b) *He further stated that the Chairman, HRERA, Panchkula has been sent emails regarding breach of HRERA Registered Real Estate Project A-One Homes via Registration Certificate no. HRERA-PKL-ROH-334-2022 dated 13-09-2022 on 15 June 2023. The details of breach and violations of License conditions and unlawful, illegal and fraudulent acts has been sent in emails with empirical evidences. M2M Buildtech Pvt Ltd has done multiple frauds and approx. 150 court cases were pending with it. The illegal acts of M2Mm are still going on.*
- (c) *That, therefore, in the interest of plot buyers and society in general and A-One Homes in particular who has made huge financial investment with this project and as well as the allottee of plots measuring 7600 Sq. yards via transfer by promoter, the complaint has been made in hardcopy along*



with copy of emails and sufficient empirical evidences with a request to HRERA for immediate and strong intervention to stop unlawful, illegal and fraudulent acts by M2M Buildtech Pvt Ltd."

The matter 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. Today, no one appeared on behalf of the respondents nor any reply has been filed. However, Adv Sudeep appearing on behalf of Sh. Rajiv Hooda requested the Authority to take strict action against the respondents. Since none is present on behalf of respondents therefore, the Authority directs 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. Adjourned to 05.02.2024.


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DR. GEETA RATHEE SINGH
[MEMBER]


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NADIM AKHTAR
[MEMBER]