



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. डब्ल्यू. सी. विश्राम गृह, सिविल लाईन्स, गुरुग्राम, हरियाणा

PROCEEDINGS OF THE DAY		81 to 106
Day and Date	Tuesday and 22.10.2024	
Complaint No.	CR/4752/2021 Case titled as Dalmia Family Office Trust VS Anand Divine Private Limited CR/4753/2021 Case titled as Dalmia Family Office Trust Vs Anand Divine Private Limited CR/4812/2021 Case titled as Dalmia Family Office Trust Vs Anand Divine Private Limited CR/4808/2021 Case titled as Dalmia Family Office Trust Vs Anand Divine Private Limited CR/4787/2021 Case titled as Dalmia Family Office Trust Vs Anand Divine Private Limited CR/4774/2021 Case titled as Dalmia Family Office Trust Vs Anand Divine Private Limited CR/4789/2021 Case titled as Dalmia Family Office Trust Vs Anand Divine Private Limited CR/4754/2021 Case titled as Dalmia Family Office Trust Vs Anand Divine Private Limited CR/4803/2021 Case titled as Dalmia Family Office Trust Vs Anand Divine Private Limited CR/4804/2021 Case titled as Dalmia Family Office Trust Vs Anand Divine Private Limited	



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CR/4805/2021

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CR/4805/2021 Case titled as Dalmia Family Office Trust Vs Anand Divine Private Limited

CR/4810/2021 Case titled as Dalmia Family Office Trust Vs Anand Divine Private Limited

CR/4809/2021 Case titled as Dalmia Family Office Trust Vs Anand Divine Private Limited

CR/4776/2021 Case titled as Dalmia Family Office Trust Vs Anand Divine Private Limited

CR/4788/2021 Case titled as Dalmia Family Office Trust Vs Anand Divine Private Limited

CR/4777/2021 Case titled as Dalmia Family Office Trust Vs Anand Divine Private Limited

CR/4811/2021 Case titled as Dalmia Family Office Trust Vs Anand Divine Private Limited

CR/4778/2021 Case titled as Dalmia Family Office Trust Vs Anand Divine Private Limited

CR/4751/2021 Case titled as Dalmia Family Office Trust Vs Anand Divine Private Limited

CR/4749/2021 Case titled as Dalmia Family Office Trust Vs Anand Divine Private Limited

CR/4775/2021 Case titled as Dalmia Family Office Trust Vs Anand Divine Private Limited

CR/4743/2021 Case titled as Dalmia Family Office Trust Vs Anand Divine Private Limited



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	CR/4741/2021 Case titled as Dalmia Family Office Trust Vs Anand Divine Private Limited CR/4744/2021 Case titled as Dalmia Family Office Trust Vs Anand Divine Private Limited CR/4742/2021 Case titled as Dalmia Family Office Trust Vs Anand Divine Private Limited CR/4745/2021 Case titled as Dalmia Family Office Trust Vs Anand Divine Private Limited
Complainant	Dalmia Family Office Trust
Represented through	Shri Sagar Chawla Advocate
Respondent	Anand Divine Private Limited
Respondent Represented	Shri Aayush Singh proxy counsel
Last date of hearing	15.10.2024
Proceeding Recorded by	Naresh Kumari and HR Mehta
Proceedings	
<p>On the last date of hearing i.e., 09.04.2024, arguments were heard with respect to maintainability of the complaint and the matter was fixed for orders on maintainability for today's date.</p> <p>The Authority has gone through the submissions made by the parties. The respondent has raised an objection in its short reply that the complaint is not maintainable before this Authority as the issue raised in the complaint has already been adjudicated upon by the Arbitral Tribunal vide order dated 15.06.2022 in Arbitration Case no. 7, 8 and 9 of 2021 and the complainant has deliberately concealed the pendency of arbitration proceeding before Justice Mr. Swatenter Kumar (Retd.).</p> <p>The Authority has gone through the submissions made by the parties. It is an admitted fact that the transactions entered into by the complainant and the respondent were initially in the form of investment/loan transaction for funding of a project and the subsequent events are a result of the same flowing from the alleged default of the respondent in complying with the terms of the amount advanced by the complainant. The allotment letters/BBAs have been issued as a security for performance of the obligations under the loan/investment agreements. It is also a fact that in respect of the said agreements the matter has been adjudicated before the Arbitral Tribunal as</p>	



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well as the Hon'ble Delhi High Court. In view of the above, the complaint is found to be not maintainable before the Authority and the same is accordingly, dismissed.

Matter stands disposed off. Detailed order will follow.

Ashok Sangwan
Member

Arun Kumar
Chairman
22.10.2024

Vijay Kumar Goyal
Member