



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 3134 OF 2019

Gloria Welfare Association Sec 80 Faridabad ...COMPLAINANT

VERSUS

Dhingra Jardine Infrastructure Pvt. Ltd.RESPONDENT

2. COMPLAINT NO. 2617 OF 2019

Flat Buyers Welfare Association Gemini Grove Duplex ...COMPLAINANT

REGD Sector Eighty Faridabad

VERSUS

Dhingra Jardine Infrastructure Pvt. Ltd.RESPONDENT

3. COMPLAINT NO. 3062 OF 2019

Flat Buyers Welfare Association Blue Solitaire
Tower-C ...COMPLAINANT

VERSUS

Dhingra Jardine Infrastructure Pvt. Ltd.
& Sanjeev DhingraRESPONDENT

4. COMPLAINT NO. 2236 OF 2019

Vinay PanwarCOMPLAINANT

VERSUS

Dhingra Jardine Infrastructure Pvt. Ltd.RESPONDENT

5. COMPLAINT NO. 71 OF 2020

Tower E California Country Buyers Association ...COMPLAINANT/S
Sector 80, Faridabad

Complaint no. 3134, 2617, 3062, 2236, 614 of 2019 and 506, 71 of 2020

Dhingra Jardine Infrastructure Pvt. Ltd.

....RESPONDENT

6. COMPLAINT NO. 506 OF 2020

Tower D California Country Buyers Association
Sector 80, Faridabad

....COMPLAINANT/S

VERSUS

Dhingra Jardine Infrastructure Pvt. Ltd.

....RESPONDENT

7. COMPLAINT NO. 614 OF 2019

Leela Kanoi and Parmeswar L Kanoi

....COMPLAINANT/S

VERSUS

Dhingra Jardine Infrastructure Pvt. Ltd.

....RESPONDENT

CORAM: Dr. Geeta Rathee Singh

Member

Nadim Akhtar

Member

Date of Hearing: 01.06.2023

Hearing: : 14th in COMPLAINT NO. 506 OF 2020

15th in COMPLAINT NO. 71 OF 2020

16th in COMPLAINT NO. 3134 OF 2019

17th in COMPLAINT NO. 3062 OF 2019

18th in COMPLAINT NO. 2617 OF 2019

19th in COMPLAINT NO. 2236 OF 2019

20th in COMPLAINT NO. 614 OF 2019

Present: - Mr. Shobit Phutela, Ld. Counsel for the Complainants through VC along with Kapil Bagga (Joint Secretary) for complainant Association for Tower E (in Complaint No. 71 of 2020)

Mr. Shobit Phutela, Ld. Counsel for the Complainants through VC, for Complainant Association of Tower C (In Complaint No.3062 of 2019)

Mr. Shobit Phutela, Ld. Counsel for the Complainants through VC, for Complainant Association of Tower G (in Complaint No. 2617 of 2019)

Mr. Shobit Phutela, Ld. Counsel for the Complainants through VC, for Complainant Association of Tower D (in Complaint No. 506 of 2019)

Mr. Anil Chopra, in complaint no. 3134 of 2019

ORDER (NADIM AKHTAR - MEMBER)

Vide order dated 15.03.2022, Authority had handed over Tower 'Gemini Grove duplex' and Tower 'Blue Solitaire' to their respective associations for completion of their towers at their own level. Detailed directions were issued to the associations regarding their mode of functioning. Thereafter, Tower D of the



project was handed over to the Flat Buyers Welfare Association of Tower - D vide order dated 18.05.2022 and Tower E was handed over to the Flat Buyers Welfare Association of Tower - E vide order 02.08.2022. The associations of Tower-D and Tower E were also directed to strictly comply with guidelines and directions given in para-13 of the order dated 15.03.2022. Subsequently, vide order dated 29.03.2023, Authority has handed over Tower Gloria -F to the internal development work to the Gloria (Buyers) Welfare Association. Meaning thereby, all the internal services of the all the towers have been handed over to their respective Associations.

2. Today, learned counsel Mr. Shobit Phutela, appearing on behalf of the Tower E of the association submitted that in compliance of the order dated 29.03.2023, a meeting of the members of the general body of all the association was conducted on 23.04.2023 at the project location and all the six associations which include Flat Buyer Welfare Association Gemini Groove, Flat Buyer Association Blue Solitaire Tower-C, Tower D, Tower- E, Gloria Welfare Association and Suburbian floor have come together to form the federation in the name of as "RWA OF CALFORINIA COUNTRY, SECTOR 80, FARIDABAD". In compliance of the directions of the Authority, the federation has been formed for carrying out the external services. He further submitted in



compliance of the directions of the Authority, following compliance/ status report as reproduced below:

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Sub: compliance to directives of HRERA order dated 20.4.2023 on hearing dated 29.3.2023 Request permission to allow start of external common services work in California Country, Sector-80, Faridabad (Haryana)

Ref: Hon'ble HRERA order 20.12.2022 against complaint Nos. 2617 (Flat Buyer Welfare Association-Gemini Grove Duplex) 3062 (Flat Buyer Welfare Association Blue solitaire Tower-C) of 2019 and 506 (Tower-D California Country Buyer Association) & 71 (Tower-E California Country Buyers Association) of 2020. Also order dated 20.4.2023 against complaint No. 3134 of 2019 (Gloria Welfare Association, Sec-80, Faridabad)

Hon'ble Sir,

This has reference to HRERA hearing dated 29.3.2023 on above referred cases. As directed by Hon'ble HRERA authority vide order dated 20.4.2023, following is submitted for your kind perusal, further directions and record please.

1. Formation of Federation of Associations

The entire project has six associations namely Flat Buyer Welfare Association-Gemini Grove Duplex, Flat Buyer Welfare Association Blue Solitaire Tower-C. Tower-D California Country Buyer Association. Tower-E California Country Buyers Association, Gloria Welfare Association, Sector-80, Faridabad & Sub-Urban Resident Welfare Association. They all have formed a Federation of Associations in the name and style of RWA of California Country, Sector-80, Faridabad (Haryana). The same has also been registered with Registrar of Society, Faridabad vide registration No. 2043 dated 27.2.2023. Copy of the registration certificate is attached herewith along with joining of



Faridabad vide registration No. 2043 dated 27.2.2023. Copy of the registration certificate is attached herewith along with joining of federation by Gloria Welfare Association and Sub-Urbian Welfare Association through meeting dated 2.4.2023. MoM of meeting dated 2.4.2024 is attached herewith for your kind information, record and reference please.

2 Opening of receipted bids for external common services of the project

As per the directive of Hon'ble HRERA vide order dated 20.4.2003, meeting of members of general body of all the station was held on 21.4.2023 location Receipted bids were brought in the scaled cover by representative of our appointed architect.

Following bids were received:

For External Development Work including Sewage, Drainage, War Supply & Fi Fighting Services: Three (03) bids For External Development Works-Electrical and HVAC: Four (4) de

Upon on-the-spot nomination of one independent member from each of the general body, tenders were opened by these six (6) members of general body in presence of architect representative and other general body members. Each page of all the receipted bids including tender register were signed by these six independent members

Subsequently, all the opened tenders were handed over to architect's representative for techno-commercial evaluation and determining lowest techno-commercially acceptable bid. The same is expected to be completed soon. In this regards, a letter dated 1993 architect is also attached herewith for kind record and reference of HRERA

We have already furnished updated estimates of Rs 15.26 Crore as prepared by our appointed architect for the external common services to Hon'ble HRERA vide our letter dated 21.03.2023.



Break-up of the updated estimates for each of the associations is as follows:

Sr. No	Block	No. of floors	No. of Buildings	Total Units	Cost of external services
1	Suburban Floors	G+3	21	160	₹2,10,09,479/-
2	Tower C	B+S+19	1	95	₹3,36,06,832/-
3	Tower D	B+S+19	1	76	₹3,00,24,787/-
4	Tower E	B+S+19	1	76	₹3,00,24,787/-
5	Tower f	S+19	1	152	₹1,75,46,898/-
6	Tower G1 to G8 (Gemini Groove)	G+7	8	128	₹2,03,92,139/-
				687	₹15,26,04,922/-

Once bids are finalized techno-commercially, the above value would change proportionately to the same ratio for each of the associations. We have also indicated the schedule of payment and completion schedule of the common external services to Hon'ble HRERA vide our letter dated 21.3.2023.

We would kindly submit for the information of Hon'ble HRERA Authority that we process of opening two bank accounts as follows:

1. Account A for administrative expenses of the Federation of Associations
2. Account B for construction expenses of external common services

We shall submit account Nos. subsequent upon receipt of the same. Following associations have already collected initial 25% of earlier estimated, amount for common external services on their part:

1. Flat Buyer Welfare Association-Gemini Grove Duplex
2. Flat Buyer Welfare Association Blue solitaire Tower-C
3. Tower-D California Country Buyer Association)
4. Tower-E California Country Buyers Association)

The other two associations namely Gloria Welfare Association, Sec-80, Faridabad & Sub-urban Welfare Association, Sector-80, Faridabad have agreed to collect initial 25% of their portion of the estimated amount immediately. Also, all associations of Federation have agreed to collect a further 25% of amount of external services as per their share by 31.7.2023 as per the MoM dated 11.5.2023 of Federation of Association. This 25% amount shall be based on the lowest techno-commercially acceptable bids under evaluation.

In view of compliance of all the orders of Hon'ble HRERA, we pray the following:

1. The Federation of Association namely RWA of California Country Sector-80, Faridabad

(Haryana) may be allowed to finalize lowest techno-commercially acceptable bidder and award the work for commencement of common external services work of the Project 2. Member associations, namely Gloria Welfare Association & Sub-urban Welfare Association may be directed to pay their share of initial 25% of updated estimated cost of common external services immediately

3. Further 25% of awarded work for common external services may be collected by all associations from their members and may be deposited in bank account of Federation by

31.7.2023 to ensure continuity of the works for common external services,



We shall keep intimating Hon'ble HRERA about the progress of the common external services works periodically or as per their directives"

He further submitted that bids were opened in the meeting and handed over to architect for the evaluation. Now, Architect is evaluating the bids and will the submit report shortly. He further requested this Authority to allow the federation to carry out the external development works of the project.

3. Mr. Kapil Banga, General Secretary for the tower-E stated that in compliance of the order dated 29.03.2023 of the Authority, all the associations of six towers have formed a federation for carrying out the external development works. The schedule of payments of installments towards the common external works has already been prepared and submitted before the Authority. He further stated that the 25 % of estimated amount is required to be collected from all the associations to carry out the external services. Out of the six associations of towers, five association have collected the initial 25% of earlier estimated amount for common external services and the remaining 75% of the amount will be collected in three quarterly installments.



4. Vide order dated 29.03.2023, Authority observed and directed the registered association of all the towers to form a federation and to hold a general body meeting. It was further directed that bids for completion of external development works be opened in general body meeting. Since the orders dated 29.03.2023 of the Authority has been complied by the all the registered associations, Authority decides to handover external common services to federation named as "RWA OF CALFORINIA COUNTRY, SECTOR 80, FARIDABAD". and directs the federation to fulfill following conditions as under:

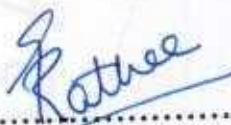
1. To comply with guidelines and directions issued at para-13 of the order dated 15.03.2022 passed by the Authority.
2. Members of associations namely Gloria Welfare Association and Sub-urban Welfare Association shall pay their share of initial 25% of the updated estimated cost of common services.
3. All the associations shall contribute 25% of the amount for the external development works and deposit in a separate account maintain by federation for the external development services.



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4. Since the external development works has been handed over to the Federation, all the estimates, biddings and payments to be made shall be approved by the General Body Meeting of federation. All the proceedings of the meetings of the federation shall be placed on record for the information of the Authority.

5. Case is adjourned to 27.09.2023.


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DR GEETA RATHEE SINGH
[MEMBER]


.....
NADIM AKHTAR
[MEMBER]