



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 2617 of 2019

Flat Buyers Welfare Association Gemini Grove

Duplex REGD Sector Eighty, Faridabad

....COMPLAINANT

VERSUS

Dhingra Jardine Infrastructure Pvt. Ltd.

....RESPONDENT

2. COMPLAINT NO. 3062 of 2019

Flat Buyers Welfare Association Blue

Solitaire Tower C

....COMPLAINANT

VERSUS

Dhingra Jardine Infrastructure Pvt. Ltd.

....RESPONDENT

3. COMPLAINT NO. 3134 of 2019

Gloria Welfare Association

....COMPLAINANT

VERSUS

Dhingra Jardine Infrastructure Pvt. Ltd.

....RESPONDENT

4. COMPLAINT NO. 506 of 2020

Flat Buyers Welfare Association

Solitaire Tower D

....COMPLAINANT

Solitaire Tower D

....COMPLAINANT

VERSUS

Dhingra Jardine Infrastructure Pvt. Ltd.

....RESPONDENT

5. COMPLAINT NO. 71 of 2020

Tower E California Country Buyers

Association Sector Eighty Faridabad

....COMPLAINANT

VERSUS

Dhingra Jardine Infrastructure Pvt. Ltd.

....RESPONDENT

6. COMPLAINT NO. 2169 of 2023

Dhingra Jardine Suburban Resident

Welfare Association

....COMPLAINANT

VERSUS

Dhingra Jardine Infrastructure Pvt. Ltd.

....RESPONDENT

CORAM:

Parneet S Sachdev

Chairman

Nadim Akhtar

Member

Dr. Geeta Rathee Singh

Member

Chander Shekhar

Member

Date of Hearing: 06.02.2025

Hearing: 7th in Complaint no. 2617 of 2023

25th in Complaint no. 2169 of 2019

24th in Complaint no. 3062 of 2019

23rd in Complaint no. 3134 of 2019

21st in Complaint no. 506 of 2020

22nd in Complaint no. 71 of 2020

Present: Adv. Shobhit Phutela, counsel for Federation in all complaints through VC.

Adv. Rupali S. Verma, counsel for complainant in complaint no. 3134 of 2019.

Mr. Rakesh Hooda, General Secretary of Federation.

None for respondent

ORDER (PARNEET S. SACHDEV -CHAIRMAN)

1. Relevant part of the previous order dated 24.10.2024 is reproduced below:

"Today, Sh. Shobhit Phutela appeared on behalf of associations/federation and referred to written submissions filed by federation in registry on 21.10.2024 stating that budget of external works has been elevated from 14.5 crores to 30 crores. Initially all the associations were ready to bear the expenses of their respective towers but Tower-F Gloria association is facing problem of financial crunch at a level that they are not ready to release funds for external services. In respect of unsold inventory, he stated that approximately 32-24 flats are available in total. Said flats can be used for raising funds only when the project inclusive of all towers common



areas and services are lying complete, till then each association has to meet up the requisite funds from on their own.

Adv. Rupali Verma appearing on behalf of Gloria Association has stated that internal work of tower F is still pending and in order to complete the minimum unit for living, i.e. one room and one bathroom, an amount of Rs 6-7 crores is required. Fact remains that structure work of the tower was not completed at the time of taking over of tower for completion by the association, whereas 85% amount was paid by the allottees. She stated that at present, Gloria association is not ready to bear the burden of external services, because they need to complete the internal work and facilitate the allottees to start living there. Only then can the scope of external work can be decided. She affirmed that the association is not running away from its obligations, the only fact is that currently budget/finance does not allow to invest money in external work. Association is facing financial crunch in a way that they have only a budget for continuing construction for next 2 months only. There is no source available with them to pay for the external work. Their request is to let them first complete the internal work and not to force them to pay for external works.

Keeping in view the aforesaid submissions, Authority is of view that the unsold inventory of about 32-34 flats can be used for completion of project but said flats cannot be sold at present in a the current unfinished state; firstly the apartments have to be completed then only funds can be procured after selling of unsold inventory. Tower wise detail of unsold inventory has been provided in written submission which is as follows:-



Sr. No.	Name of Tower/Association	No. of Flats- Unsold inventory
1.	Tower-Suburbian	01
2	Tower-G Gemini	02
3	Tower-C	05
4.	Tower-D	05
5.	Tower-E	06
6.	Tower-F Gloria	10-12
*Inventory numbers are subject to change as few buyers are yet to join association and claim the inventory.		

In respect of unsold inventory, federation has not come up with a clear decision/conclusion. Further, in respect of expenditure of external works, Authority is of the view that the external works also need to be completed. The federation requires a budget of ₹30 crores for that. As on date, each association except Gloria is ready and willing to move forward for external works. In this regard, Authority directs that federation to provide break up of Rs 30 crores tower wise, as to how much each association/allottee of each tower has to pay. Gloria may put up its problem before meeting of federation and if possible, federation may consider taking amount from Gloria association towards external services at the end i.e once Gloria finishes the internal works for its towers. Federation is again directed to conduct a meeting to resolve the plan of completing external works and internal works of Gloria and try to come to an agreement of all associations upon the issues.

Cases are adjourned to 06.02.2025."



2. Today, Sh. Shobhit Phutela appeared on behalf of associations/federation and stated that meeting of associations in compliance of directions issued by the Authority in previous order dated 24.10.2024 took place on 08.12.2024 and 29.1.2024 wherein it has been decided that each tower will keep its unsold inventory and will contribute to the cost of external works based on the saleable area of tower. Further, he apprised the Authority that LOI (Letter of Intent) has been issued by the Federation to contractor M/s A.P Enterprises, Panchkula. Each association of respective tower is ready to bear the proportionate cost of external work of their respective tower only. As such, it is only the Gloria Association which is not able to keep pace with budget required for external work and federation is facing deadlock situation and no further steps towards completing the project can be taken.
3. Adv. Rupali Verma appearing on behalf of Gloria Association stated that internal work of tower 'F' is still pending and at a stage where they are falling short of even completing the internal work then how can they raise fund for external works. Association is facing financial crunch in a way that they have limited budget for continuing construction in respect of internal works only. There is no source available with them to pay for the external work and they are not in position to make any contribution towards external work.

4. Keeping in view the aforesaid submissions, Authority is of view that the unsold inventory of about 32-34 flats, tower-wise details of said flats are already recorded in previous order dated 24.10.2024 reproduced herein above. Said flats cannot be sold at present in the unfinished state. Moreover, the tower-wise contribution of each tower towards cost of external work is as follows:-

Sr. No.	Name of Tower/Association	Contribution in percentage-total budget is 30 crores approximately
1.	Tower-Suburbian	18.43%
2.	Tower-G Gemini	17.89%
3.	Tower-C	17.32%
4.	Tower-D	15.48%
5.	Tower-E	15.48%
6.	Tower-F Gloria	15.40%

5. Authority vide previous order had directed the Federation/Complainants to resolve the issue of Gloria Association towards external services and if possible, to take amount from Gloria at the end. However, said situation is not yet resolved. Dispute of associations is at stand still stage. In order to adjudicate the said dispute/difference and evaluate the status of project in whole, Authority decides to hold meeting with representative of each of associations involved alongwith their respective counsel, if any.

Representatives of Associations are directed to bring along the documents in support of their claim. Said meeting will take place on **05 March, 2025 at 2:00 P.M in Court room** of Authority.

6. Office is directed to issue intimation in respect of said meeting to all the concerned.
7. Cases are adjourned to **15.05.2025.**

.....*Chander Shekhar*.....
CHANDER SHEKHAR
[MEMBER]

.....*Geeta Rathie Singh*.....
DR. GEETA RATHIE SINGH
[MEMBER]

.....*Nadim Akhtar*.....
NADIM AKHTAR
[MEMBER]

.....*Parneet S Sachdev*.....
PARNEET S SACHDEV
[CHAIRMAN]