



Complaint No. 3134, 2617, 3062,
2236, 614 of 2019, 71 & 506 of 2020

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 ...COMPLAINANT

Tower-C

VERSUS

Dhingra Jardine Infrastructure Pvt. Ltd.

....RESPONDENT

& Sanjeev Dhingra

4. COMPLAINT NO. 2236 OF 2019

Vinay Panwar

....COMPLAINANT

VERSUS

Dhingra Jardine Infrastructure Pvt. Ltd.

....RESPONDENT

5. COMPLAINT NO. 71 OF 2020

Tower E California Country Buyers Association
Sector 80, Faridabad

....COMPLAINANT/S

VERSUS

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: Rajan Gupta

Chairman

Dilbag Singh Sihag

Member



Date of Hearing: 09.12.2021

Hearing: : 10th in COMPLAINT NO. 506 OF 2020

11th in COMPLAINT NO. 71 OF 2020

11th in COMPLAINT NO. 3134 OF 2019

12th in COMPLAINT NO. 3062 OF 2019

13th in COMPLAINT NO. 2617 OF 2019

14th in COMPLAINT NO. 2236 OF 2019

14th in COMPLAINT NO. 614 OF 2019

Present: - None for Tower E.

(in Complaint No. 71 of 2020)

Mr. Rakesh Hooda, President for the Complainant Association.

(in Complaint No. 506 of 2020).

None for the complainant in Complaint No. 2236 & 614 of 2019

None for the Complainant.

(in Complaint No. 2694 of 2019).

Mr. Shobit Phutela and Mr. Shubhnit Hans, Ld. Counsel for the

Complainants through VC, along with Vinod Kumar Malik

(General Secretary) for Complainant Association of (In

Complaint No.3062 of 2019)



Mr. Shobit Phutela and Mr. Shubhnit Hans, Ld. Counsel for the
Complainants through VC along with Mr. Vikas Sharma,
President and Mr. Mukesh Khanduja, General Secretary of
Complainant Association (in Complaint No. 2617 of 2019)
Mr. Anil Chopra, President for the Complainant Association
along with Mr. Rakesh Punjani. (in Complaint No. 3134 of 2019)
Mr. Vivek Sethi, Ld. Counsel for Mr. Sanjeev Dhingra,
shareholder of Dhingra Jardine Infrastructure Pvt. Ltd.

ORDER (DILBAG SINGH SIHAG-MEMBER)

1. This matter was last heard on 10.11.2021. In compliance thereof, learned counsels/representatives of various associations have submitted information regarding the amounts collected by them for laying external services of the entire project, and also for completion of internal works of each tower. The Authority had earlier given directions to all associations that 25% of amount required for completion of internal works of each tower should be collected and deposited in a separate account by each association, before respective tower is handed over to respective association for completion at their own level. Similarly, all associations together were directed to collect 25% of estimated cost of external services and deposit the amount in another separate account for completing external infrastructure works.



2. Above information submitted by respective association is captured in tabulated form as given below:-

Tower-wise 25% Cost of internal and external work and Total collections made so far:

S. No.	Tower	Complaint No.	25% of Internal cost (in lakhs)	25% of External cost (in lakhs)	Total 25 % for internal + external cost (in lakhs)	Amount collected for Internal + External works (in lakhs)
1	Blue Soiltaire / Tower C	3062-2019	114.0	78.75	192.75	192.75
2	Tower D	506-2020	50.25	70.50	120.75	59.00
3	Tower E	71-2020	91.25	70.50	-----	-----
4	Gloria / Tower F	3134-2019	287.0	41.25	328.25	66.00
5	Gemini / Tower G	2617-2019	87.50	47.75	135.25	149.0

3. It is observed that Associations of Tower Blue Soiltaire /Tower-C; and Gemini/Tower-G only have collected the requisite amounts. Other three associations, namely, Tower-D, Tower-E and Tower-F are yet to collect requisite 25% of the amount for carrying out aforesaid works. Representative of Tower-D stated that they will collect the amount by next date of hearing.

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4. No one is present on behalf of Tower-E. Information in this regard should be submitted by them by next date of hearing.

5. Representative of Gloria /Tower-F stated that their tower is at initial stage of construction. They required over Rs. 11 crores for completion of their tower. The amount that remains to be recovered from allottees of this tower is much less. The abridgement of gap in the fund is possible only by sale of unsold inventory of the project. He requested for relaxation from the requirement of depositing an amount of Rs. 328.25 lacs keeping in view their peculiar situation.

6. Authority after consideration of aforesaid information submitted by various associations observes and orders as follows:-

i) The Association of Gloria/Tower-F should collect only Rs. 160 lacs for both purposes instead of Rs. 328.25 lacs, whereafter, Tower-F will be handed over to them. Deficit of funds for completion of this tower will be allowed to be bridged by way of sale of unsold inventory of the project. Further decision in their case will be taken in due course of time;

ii) All other associations i.e. Blue Soiltair /Tower-C; Tower-D; Tower-E; and Tower-G will collect requisite amounts and put into two separate accounts as already directed. Since they are at the advanced stages of arranging funds, they may go ahead with (a) preparing bills of quantities; (b) cost estimates for completion of internal works of their individual towers; (c) preparation of tender document; and (d) seeking approval of General body of

the Association to the tender document. After approval of the tender document by General body, they may issue advertisement in newspapers for inviting bids.

iii) The bids should be opened in General Body meeting of the Association and lowest qualified bidder should be identified for awarding contract. General Body meeting of the association should approve the suitable bidder to whom contract is proposed to be awarded.

iv) Thereafter, each association shall present by way of an affidavit its proposal for awarding building contract to the bidder as approved by General Body of the Association. The Authority will keep information provided by Associations in its record. The actual award of contract to successful bidder shall take place only after obtaining written orders of this Authority.

7. All associations may complete aforesaid process before the next date of hearing.

8. It is reiterated that 25% of estimated cost of laying external services should be deposited in a separate account and that amount cannot be withdrawn except with approval of this Authority for laying external services. The Authority will pass appropriate orders for its utilization after seeing the progress achieved in respect of internal works of the towers.

9. Learned counsel Shri Vivek Sethi, appeared on behalf of respondents/promoters and reiterated the statements as were made before Hon'ble Appellate Tribunal.

10. Adjourned to **25.01.2022** for reporting compliance of aforesaid directions.



RAJAN GUPTA
[CHAIRMAN]



DILBAG SINGH SIHAG
[MEMBER]