



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 559 OF 2018

GLM Buyers Welfare AssociationCOMPLAINANT(S)

VERSUS

Global Land Masters Infratech Pvt. Ltd. erstwhile M/s Bhoomi Infrastructure
CompanyRESPONDENT(S)

2. COMPLAINT NO. 1373 OF 2018

Rajesh SoodCOMPLAINANT(S)

VERSUS

Global Land Masters Infratech Pvt. Ltd. erstwhile M/s Bhoomi Infrastructure
CompanyRESPONDENT(S)

3. COMPLAINT NO. 603 OF 2019

Narinder Kumar GuptaCOMPLAINANT(S)

VERSUS

Global Land Masters Infratech Pvt. Ltd.RESPONDENT(S)

4. COMPLAINT NO. 613 OF 2019

Madhu AggarwalCOMPLAINANT(S)

VERSUS

Global Land Masters Infratech Pvt. Ltd.RESPONDENT(S)

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5. COMPLAINT NO. 969 OF 2020

Just Build Infratech Pvt. Ltd.

....COMPLAINANT(S)

VERSUS

Global Land Masters Infratech Pvt. Ltd.

....RESPONDENT(S)

6. COMPLAINT NO. 1176 OF 2020

Tripta Sharma

....COMPLAINANT(S)

VERSUS

Global Land Masters Infratech Pvt. Ltd.

....RESPONDENT(S)

CORAM:

Rajan Gupta
Anil Kumar Panwar
Dilbag Singh Sihag

Chairman
Member
Member

Date of Hearing: 06.07.2021

Hearing:

20th (in complaint no. 559 of 2018)

17th (in complaint no. 1373 of 2018)

15th (in complaint nos. 603,613 of 2019)

6th in complaint nos. 969, 1176 of 2020)

Present: -

Mr. Ravi Sharma, counsel for the complainant association
(In complaint no. 559 of 2018)

Mr. Rajiv Malhotra, learned counsel for the complainants
through video conference
(in complaint nos. 603, 613 of 2019; 1176 of 2020)

Mr. Rajesh Sood, complainant in person
(in complaint no. 1373 of 2018)

None for the complainant
(in complaint no. 969 of 2020)

Mr. Surjit Bhadu, counsel for the respondent through video
conference
(in all complaints)

ORDER (RAJAN GUPTA - CHAIRMAN)

1. Sh. Ravi Sharma, filed his power of attorney in complaint case no. 559 of 2018 on 05.07.2021. Earlier the complainant association was being represented by Sh. Shekhar Verma who has mailed his no objection to the nomination of Sh. Ravi Sharma as attorney of complainant association and same has been placed on record today in the Court.
2. It is pertinent to mention here that the Authority vide its order dated 03.09.2019 had appointed M/s Baldev Kumar & Co. as auditors for carrying out forensic audit of the project who has duly submitted its report. It was mentioned in said order that expenses of forensics audit shall be initially incurred by the Authority to be recoverable from the respondent later on. Expenses of the said auditor amounting to ₹1,87,288/- have already been paid by the Authority and therefore, respondent is now directed to pay said amount to the Authority before the next date of hearing.

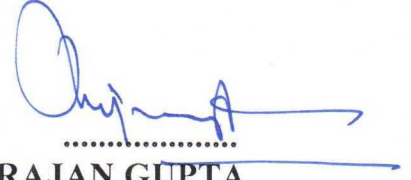


3. Learned counsel for the complainant association today states that they have received 182 affidavits from the allottees out of 252 traceable allottees. He further states that a sum of ₹2.68 crores has been received by the association from the allottees as seed money to start the construction of the project. In regard to survey of the project, he states that the association has got quotation from two agencies and will require 30-45 days to get the survey completed to prepare a detailed report with regard to works that needs to be done in the project.

4. Learned counsel for the respondent states that the allegation made by the complainant on last date of hearing is wrong and respondent has not made any sale of any flat post March 2019. He further requests that if any document is being submitted by the complainants, a copy of the same be provided to him. His statement in this regard is taken on record. However, prohibition imposed upon the respondent against making any further sale in the project will continue.

5. The Authority in its various orders had guided the complainant association of the steps to be followed to take over the project. Since, complainant association has engaged a new counsel, Authority again guided them verbally about the requirements to be fulfilled and drew their attention towards various previous orders. Learned counsel for the complainant association sought time to fulfil all the requirements necessary to take over the project.

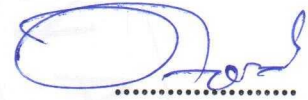
6. Cases are adjourned to 14.09.2021 with a direction to the respondent to file his replies in complaint case nos. 1176 of 2020 and 969 of 2020 and supply their copies to the complainants atleast a week before the next date of hearing.



RAJAN GUPTA
[CHAIRMAN]



DILBAG SINGH SIHAG
[MEMBER]



ANIL KUMAR PANWAR
[MEMBER]