

**BEFORE THE HARYANA REAL ESTATE REGULATORY AUTHORITY,
PANCHKULA**

1. **Complaint No. 369/2018-** Smt. Aruna and another

Versus

GLM Infratech Pvt Ltd.

2. **Complaint No. 559/2018-**GLM Buyers Welfare Association

Versus

GLM Infratech Pvt. Ltd.

Date of Hearing: 09.01.2019

QUORUM:

1. Shri Rajan Gupta, **Chairman**
2. Shri Dilbag Singh Sihag, **Member**

APPEARANCE:

In complaint no. 369/2018

1. Ms.Aruna, Complainant in person.
2. Shri Jaswant Singh, Advocate on behalf of respondent

In complaint no. 559/2018

1. Shri Arun Gupta, Advocate on behalf of complainant
2. Shri Jaswant Singh, Advocate on behalf of respondent

Order:

1. Both cases listed above have been taken up together as the grievances involved therein are similar in nature and against the same project of the respondent.

2. At the outset an application dated 09.01.2019 has been moved by the respondent praying therein to waive off the cost of Rs 5,000/- payable



to Authority and Rs 2,000/- payable to complainant imposed on him vide order dated 06.12.2018 of complaint no. 369/2018, on the ground that the adjournment was sought on 06.12.2018 for the reason that the arguing counsel went to Delhi to attend an Arbitration matter pertaining to GLM Infratech Pvt Ltd. The Authority, after considering the application waived off the cost. As per office record, the respondent had filed an affidavit on 31.12.2018 in compliance of order dated 28.11.2018. Copy of same was handed over to the complainant's counsel.

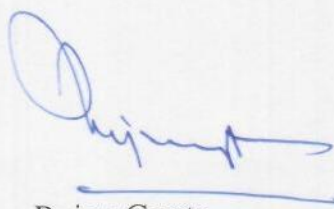
3. Learned counsel for complainant alleges that the respondent is not complying with the orders of this Authority as he was also directed to conduct a meeting of all the allottees by 20.12.2018, but he failed to do so, therefore, strict action must be taken against the respondent.
4. Learned counsel for respondent contended that finance has been arranged by respondent for the project, which is a step forward towards the completion of the project. Regarding meeting of the allottees he requested for some more time.
5. The Authority observes that the project is facing financial difficulties. Its promoters are repeatedly assuring to arrange finances but have not been able to do so far. The counsel for the respondents states that they are at advanced stages of arranging funds which may now be arranged shortly. It is also observed that the respondents have not prepared a concrete plan of action for completion of the project in consultation with

the allottees. The promise made with the allottees has also not been fulfilled. For recommencing a stalled project it is of utmost importance that the developers take their allottees into confidence. As per the statement of the respondent nearly 70 crores rupees are yet to be recovered from the allottees. Without taking them into confidence the respondent will not be able to recover the alleged amount.

The Authority would like to see the project completed and all the allottees given the apartments booked by them .Now the respondents are directed to conduct a meeting with the allottees on 24.01.2019 at 12.00 O'clock at the site of the project. Detailed Minutes of the Meeting should be drawn and presented before this Authority on the next date of hearing. Detailed modalities for completion of the project and for arrangement of the funds should be placed before the allottees. Along with the notice an agenda of these items should also be sent.

Adjourned to 30.01.2019.


Dilbag Singh Sihag
Member


Rajan Gupta
Chairman