



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 559 OF 2018

GLM Buyers Welfare Association

....COMPLAINANT(S)

VERSUS

Global Land Masters Infratech Pvt. Ltd. erstwhile M/s Bhoomi Infrastructure Company

....RESPONDENT(S)

2. COMPLAINT NO. 1373 OF 2018

Rajesh Sood

....COMPLAINANT(S)

VERSUS

Global Land Masters Infratech Pvt. Ltd. erstwhile M/s Bhoomi Infrastructure Company

....RESPONDENT(S)

3. COMPLAINT NO. 603 OF 2019

Narinder Kumar Gupta

....COMPLAINANT(S)

VERSUS

Global Land Masters Infratech Pvt. Ltd.

....RESPONDENT(S)

4. COMPLAINT NO. 613 OF 2019

Madhu Aggarwal

....COMPLAINANT(S)

VERSUS

Global Land Masters Infratech Pvt. Ltd.

....RESPONDENT(S)

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: 14.09.2021

Hearing:

21st (in complaint no. 559 of 2018)

18th (in complaint no. 1373 of 2018)

16th (in complaint nos. 603,613 of 2019)

7th in complaint nos. 969, 1176 of 2020)

Present: -

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

None for the complainants

(in complaint nos. 1373 of 2018; 603, 613 of 2019;
1176 of 2020)

Mr. Karan Gaba, counsel for the complainant through video conference

(in complaint no. 969 of 2020)

Mr. Surjit Bhadu, counsel for the respondent through video conference

(in all complaints)

ORDER (RAJAN GUPTA - CHAIRMAN)

1. In compliance of the earlier orders of the Authority, learned counsel for the complainant today filed an affidavit signed by Mr. Rajesh Sood on behalf of the association, stating that out of 372 allottees, 50 are untraceable and 9 have applied for refund. Out of 319 traceable allottees, 261 are member of the association, meaning thereby complainant association has attained 2/3rd majority of all the allottees of the project. It has been averred in the affidavit that 220 affidavits have been received in the office of the association and a sum of ₹3.3 crores has been collected as seed money from 165 members. 25 members have already made full payment to the respondent. It has been further stated that complainant association has formed a project monitoring committee including a civil engineer, junior engineer, accounts expert and administrators. Further, the association has obtained construction estimates in respect of pending civil works of 4 towers from M/s Er. Rakesh K. Bajaj, according to which approximately ₹62.5 crores are needed to complete the project works of 4 towers. Total payment outstanding from 220 members is

₹27.28 crores. It has been contended that excluding the finishing works of 215 flats, there is shortfall of approximately ₹3.96 crores which can be adjusted by way of sale of unsold flats.

2. Learned counsel for the respondent stated that copy of said affidavit has not been supplied to him. So, he is directed to collect copy of the same from the office of Authority. It has been argued by learned counsel for respondent that contention of association that 50 allottees are untraceable is not correct, as the list of all the allottees has been supplied and all are traceable. Further, the association has not submitted with the Authority affidavits signed by its members as had been directed by the Authority. He further argued that complainant association has got construction estimates prepared at their own level as nobody visited premises of the project. Also, association has not shown its account statement that seed money has been collected from all the allottees. Merely stating that it has been collected will not suffice.

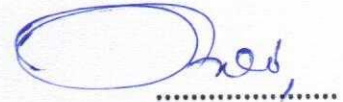
3. In view of above, Authority directs the association to place on record all the affidavits received by it from its members and supply its copy to respondent as well. Association is directed to furnish all documents required to take over the project in order to satisfy the Authority that it is fully capable of taking over the project and completing it.

4. With these directions, cases are adjourned to **29.09.2021**. Respondent is also directed to pay a sum of ₹1,87,288/- to the Authority as

expenses incurred for conducting forensic audit on or before the next date of hearing.



RAJAN GUPTA
[CHAIRMAN]



ANIL KUMAR PANWAR
[MEMBER]



DILBAG SINGH SIHAG
[MEMBER]

