



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. 351 OF 2020

Rashmi Verma & Varinder Verma

....COMPLAINANT(S)

VERSUS

Global Land Masters Infratech

....RESPONDENT(S)

6. COMPLAINT NO. 969 OF 2020

Just Build Infratech Pvt. Ltd.

....COMPLAINANT(S)

VERSUS

Global Land Masters Infratech Pvt. Ltd.

....RESPONDENT(S)

7. COMPLAINT NO. 1176 OF 2020

Tripta Sharma

....COMPLAINANT(S)

VERSUS

Global Land Masters Infratech Pvt. Ltd.

....RESPONDENT(S)

CORAM:

Rajan Gupta

Dilbag Singh Sihag

Chairman

Member

Date of Hearing: 28.04.2021

Hearing:

19th (in complaint no. 559 of 2018)

16th (in complaint no. 1373 of 2018)

14th (in complaint nos. 603,613 of 2019)

7th in complaint no. 351 of 2020)

5th (in complaint nos. 969, 1176 of 2020)

Present: -

Mr. Shekhar Verma, learned counsel for the complainant association through video conference
(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)

None for the complainant
(in complaint no. 1373 of 2018)

Mr. Himanshu, counsel for the complainant through video conference
(in complaint no. 351 of 2020)

Mr. Karan Gaba, counsel for the complainant through video conference
(in complaint no. 969 of 2020)

Mr. Rajiv Garg, representative of respondent
(in all complaints)

ORDER (RAJAN GUPTA - CHAIRMAN)

1. Representative of respondent has submitted an application moved by Director of the respondent company requesting for adjournment of the captioned complaints for the reason that a number of staff members of the counsel for the respondent company have been tested for COVID-19 and hence their office has been closed.

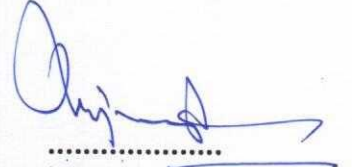


2. Learned counsel for the complainant on the other hand apprised the Authority that association had opened an escrow account with ICICI Bank, Sector 26, Chandigarh. He further stated that in compliance of the directions of the Authority, 147 affidavits have been collected from the members of the association till date and 43 members have deposited with the association cheques of ₹2 lac each.
3. Learned counsel for the complainant alleged that respondent has sold five flats post March 2019. So, he requested that respondent promoter be prohibited from making any kind of sale in the project. He further requested that architects of complainant association be allowed to survey the entire project so as to prepare a detailed report with regard to works that needs to be done in the project.
4. In view of above, Authority observes that after coming into force of RERA Act, no promoter is allowed to sell or offer for sale or even advertise any unit, without registering the real estate project with the Authority. Since the project in question has not been registered till date, respondent promoter does not have any right to sell any of its unit. Respondent is therefore prohibited from making any kind of sale in the project and any transaction if taken place will be considered as ultra vires.

Further, since complainant association wishes to get the whole project surveyed by expert/architects, his request is allowed and association is directed to get the survey done by agency engaged or to be engaged by them

on 14.05.2021 and 15.05.2021 and respondent is directed to facilitate such visit.

5. Cases are adjourned to 06.07.2021 with a direction to the respondent to file his replies in complaint case nos. 351 of 2020, 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]

