



**HARYANA REAL ESTATE REGULATORY AUTHORITY,
PANCHKULA.**

1. Complaint No. RERA-PKL 369 of 2018

Smt.Aruna and another. ...Complainants

Versus

M/s GLM Infratech Private Limited. ...Respondent

2. Complaint No. RERA-PKL 559 of 2018

GLM Buyers Welfare Association. ...Complainant

Versus

M/s GLM Infratech Private Limited. ...Respondent.

Coram:

1. Shri. Rajan Gupta, Chairman
2. Shri. Anil Kumar Panwar, Member
3. Shri. Dilbag Singh Sihag, Member

Appearance:

1. Ms. Aruna complainant in person in Complaint No. 369 of 2018 and Shri Arun Gupta, Advocate for complainant in Complaint No. 559 of 2018.
2. Shri Jaswant Singh, Advocate on behalf of respondent in both the complaints above.

Date of Hearing: 30.01.2019 (____ Hearing).

Order:

As per last order dated 08.01.2019, certain directions were given to the respondent. Relevant part thereof is reproduced below for ready reference:-

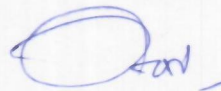
“The Authority would like to see the project completed and all the allottees given the apartments booked by them. Now the respondents are directed to conduct a meeting with the allottees on 24.01.2019 at 12.00 O’clock at the site of the project. Detailed minutes of the meeting should be drawn and presented before the 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.”

2. Mr. Abhimanyu Deswal, Director of the respondent company has today appeared and he has placed the minutes of the meeting which read as under:-

“No concrete plan for payments/funds and construction produced in meeting. Customers and association are not satisfied with the verbal proposal given by the company. Customers and association are of the view that the RERA take appropriate action as deemed fit.”



3. Said Director has explained to the Authority that the total amount of Rs. 224.36 crores has been invested in the project which is nearly 60% complete, whereas, the total amount collected from the allottees is around Rs. 129.62 crores. So, there does not apparently appear to be any siphoning of the funds by the respondent.
4. Learned counsel for the complainant alleges that the information of meeting was not sent to the allottees so much so that even most of the complainants-allottees have not received any intimation. His abstract submissions is therefore that the respondent is not keen to complete the project and only seeking time on one pretext or the other.
5. Refuting the above said allegations, Mr. Abhimanyu Deswal while taking the authority through the affidavit of one of its Directors, namely, Surender Singh Deswal has submitted that the company is at advance stage of negotiating with M/s Eventus Infraventures Pvt. Ltd. for a loan of Rs. 250 crores for completing the project.
6. In the aforesaid circumstances, the Authority grants a last opportunity to the respondent to file a concrete plans alongwith the details of the manner in which the funds will be arranged for completion of the project. Also, the Authority directs the respondent to deliver to the complainants in a pen drive the details of all the allottees of the project so that the allottees may also form an association and deliberate on exercising an option to complete the project by



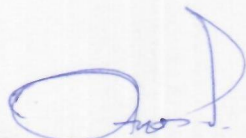
themselves in case the respondent on next date fails to satisfy, the Authority with a concrete plan towards the completion of the project.

7. Two of the complainants, namely, Ms. Aruna Kalra & Ms. Indu Bala in the above mentioned complaints have argued themselves their case before the Authority highlighting that they are facing financial hardship being widows having no source of income. So, they prayed for refund of the amount. The Authority has therefore, directed the respondent through its Director Mr. Abhimanyu Deswal to consider the cases of these complainants sympathetically for an amicable settlement. Mr. Abhimanyu Deswal has agreed to settle the matter with them and therefore, these complainants are directed to visit the office of the respondent on 01.02.2019 at 12.00 Noon, which time has been fixed on the choice of the respondent and he is therefore expected to show the empathy for the cause of these complainants and submit the settlement report in this regard on the next date of hearing.

8. Case is adjourned to 27.02.2019.



Dilbag Singh Sihag
Member



Anil Kumar Panwar
Member



Rajan Gupta
Chairman