



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 121 OF 2025

Akhil Yadav

....COMPLAINANT

VERSUS

1. WTC Faridabad Infrastructure Development Pvt. Ltd.

2. Green field Cityscapes Private Limited

...RESPONDENTS

2. COMPLAINT NO. 122 OF 2025

Akhil Yadav

....COMPLAINANT

VERSUS

1. WTC Faridabad Infrastructure Development Pvt. Ltd.

2. Green field Cityscapes Private Limited

....RESPONDENTS

3. COMPLAINT NO. 123 OF 2025

Nikhil Yadav

....COMPLAINANT

VERSUS

1. WTC Faridabad Infrastructure Development Pvt. Ltd.

2. Green field Cityscapes Private Limited

...RESPONDENTS

4. COMPLAINT NO. 124 OF 2025

Nikhil Yadav

....COMPLAINANT

VERSUS

1. WTC Faridabad Infrastructure Development Pvt. Ltd.

2. Green field Cityscapes Private Limited

....RESPONDENTS

5. COMPLAINT NO. 1816 OF 2024

Neha and Raj Kumari

.....COMPLAINANTS

Versus

1. WTC Faridabad Infrastructure Development Pvt. Ltd.

2. Green Field Cityscapes Pvt. Ltd.

.....RESPONDENTS

6. COMPLAINT NO. 1841 OF 2024

Bhupendra Singh Chauhan

.....COMPLAINANT

Versus

1. WTC Faridabad Infrastructure Development Pvt. Ltd.

2. Green Field Cityscapes Pvt. Ltd.

.....RESPONDENTS

7. COMPLAINT NO. 1842 OF 2024

Nishtha Goel

.....COMPLAINANT

Versus

1. WTC Faridabad Infrastructure Development Pvt. Ltd.

2. Green Field Cityscapes Pvt. Ltd.

.....RESPONDENTS



8. COMPLAINT NO. 1845 OF 2024

Seema Kaushik

.....COMPLAINANT

Versus

1. WTC Faridabad Infrastructure Development Pvt. Ltd.

2. Green Field Cityscapes Pvt. Ltd.

.....RESPONDENTS

9. COMPLAINT NO. 1846 OF 2024

Seema Kaushik

.....COMPLAINANT

Versus

1. WTC Faridabad Infrastructure Development Pvt. Ltd.

2. Green Field Cityscapes Pvt. Ltd.

.....RESPONDENTS

10.COMPLAINT NO. 1847 OF 2024

Lalit Kumar Singla

.....COMPLAINANT

Versus

1. WTC Faridabad Infrastructure Development Pvt. Ltd.

2. Green Field Cityscapes Pvt. Ltd.

.....RESPONDENTS

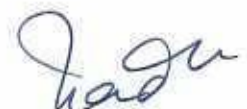
11.COMPLAINT NO. 1848 OF 2024

Divyani Singh

.....COMPLAINANT

Versus

1. WTC Faridabad Infrastructure Development Pvt. Ltd.



2. Green Field Cityscapes Pvt. Ltd.

.....RESPONDENTS

12.COMPLAINT NO. 1867 OF 2024

Gagan Gupta

.....COMPLAINANT

Versus

1. WTC Faridabad Infrastructure Development Pvt. Ltd.

2. Green Field Cityscapes Pvt. Ltd.

.....RESPONDENTS

13.COMPLAINT NO. 1943 OF 2024

Satish Kumar

.....COMPLAINANT

Versus

1. WTC Faridabad Infrastructure Development Pvt. Ltd.

2. Green Field Cityscapes Pvt. Ltd.

.....RESPONDENTS

14.COMPLAINT NO. 738 OF 2024

Sanjeev Kumar

....COMPLAINANT

VERSUS

1. WTC Faridabad Infrastructure Development Pvt. Ltd.

2. Green Field Cityscapes Pvt. Ltd.

.....RESPONDENTS

15.COMPLAINT NO. 739 OF 2024

Taruna Sharma

....COMPLAINANT

VERSUS



1. WTC Faridabad Infrastructure Development Pvt. Ltd.

2. Green Field Cityscapes Pvt. Ltd.RESPONDENTS

16.COMPLAINT NO. 740 OF 2024

Sandeep Bhardwaj

....COMPLAINANT

VERSUS

1. WTC Faridabad Infrastructure Development Pvt. Ltd.

2. Green Field Cityscapes Pvt. Ltd.RESPONDENTS

17.COMPLAINT NO. 741 OF 2024

Poonam Rani

....COMPLAINANT

VERSUS

1. WTC Faridabad Infrastructure Development Pvt. Ltd.

2. Green Field Cityscapes Pvt. Ltd.RESPONDENTS

18.COMPLAINT NO. 1232 OF 2024

Kirti Dujari

.....COMPLAINANT

Versus

1. WTC Faridabad Infrastructure Development Pvt. Ltd.

2. Green Field Cityscapes Pvt. Ltd.RESPONDENTS

19.COMPLAINT NO. 1850 OF 2024

Khyati Kathuria

.....COMPLAINANT



Versus

1. WTC Faridabad Infrastructure Development Pvt. Ltd.
2. Green Field Cityscapes Pvt. Ltd.

.....RESPONDENTS

20.COMPLAINT NO. 1852 OF 2024

Meenakshi and Hitesh Kumari

.....COMPLAINANTS

Versus

1. WTC Faridabad Infrastructure Development Pvt. Ltd.
2. Green Field Cityscapes Pvt. Ltd.

.....RESPONDENTS

21.COMPLAINT NO. 1338 OF 2024

Amit Dubey

....COMPLAINANT

VERSUS

1. WTC Faridabad Infrastructure Development Pvt. Ltd., Delhi
2. M/s Green Field Cityscapes Pvt. Ltd., New Delhi

....RESPONDENTS

22.COMPLAINT NO. 1620 OF 2024

Mamta Bisht

.....COMPLAINANT

Versus

1. WTC Faridabad Infrastructure Development Pvt. Ltd.
2. M/s Green Field Cityscapes Pvt. Ltd., New Delhi

....RESPONDENTS

23.COMPLAINT NO. 1621 OF 2024

Mamta Bisht

.....COMPLAINANT



Versus

1. WTC Faridabad Infrastructure Development Pvt. Ltd.

2. M/s Green Field Cityscapes Pvt. Ltd., New Delhi

....RESPONDENTS

24.COMPLAINT NO. 1915 OF 2024

Aarti Ahuja

....COMPLAINANT

VERSUS

1. WTC Faridabad Infrastructure Development Pvt. Ltd.

2. Bhutani Infra

....RESPONDENTS

25.COMPLAINT NO. 1918 OF 2024

Mahesh Karwal

....COMPLAINANT

VERSUS

1. WTC Faridabad Infrastructure Development Pvt. Ltd.

2. Bhutani Infra

....RESPONDENTS

26.COMPLAINT NO. 39 OF 2025

Ashish Verma and Ratika Dhawan

....COMPLAINANT

VERSUS

1. WTC Faridabad Infrastructure Development Pvt. Ltd.

2. M/s Green Field Cityscapes Pvt. Ltd., New Delhi

....RESPONDENTS



27.COMPLAINT NO. 40 OF 2025

Hitesh Kumar

....COMPLAINANT

VERSUS

1. WTC Faridabad Infrastructure Development Pvt. Ltd
2. M/s Green Field Cityscapes Pvt. Ltd., New Delhi

....RESPONDENTS

28.COMPLAINT NO. 486 OF 2025

Pankaj Kumar and Sonalika Kumari

....COMPLAINANT

VERSUS

WTC Faridabad Infrastructure Development Pvt.Ltd and anr.

....RESPONDENTS

29.COMPLAINT NO. 488 OF 2025

Neha Raj Chhabra and Satya Wati Chhabra

....COMPLAINANT

VERSUS

WTC Faridabad Infrastructure Development Pvt.Ltd and anr.RESPONDENTS

30.COMPLAINT NO. 489 OF 2025

Satya Wati Chhabra

....COMPLAINANT

VERSUS



WTC Faridabad Infrastructure Development Pvt.Ltd and anr.RESPONDENTS

31.COMPLAINT NO. 620 OF 2025

Sachin Dhingra

....COMPLAINANT

VERSUS

WTC Faridabad Infrastructure Development Pvt.Ltd. and anr.RESPONDENT

32.COMPLAINT NO. 854 OF 2024

Anuj Kumar Sharma and Renu Pandey

.....COMPLAINANTS

Versus

1. WTC Faridabad Infrastructure Development Pvt. Ltd.

2. Green Field Cityscapes Private Limited

.....RESPONDENTS

33.COMPLAINT NO. 927 OF 2025

Shyam Sunder and Ms. Suprita

....Complainants

VERSUS

1. WTC Faridabad Infrastructure Development Pvt Ltd

2. Viridian Holdings Private Limited

3. Clara Township Private Limited

4. Bhutani Infra Developers Private Limited

5. Global Investors LLP

....Respondents



34.COMPLAINT NO. 236 OF 2025

Deepinder Bansal

....COMPLAINANT

VERSUS

WTC Faridabad Infrastructure Development Pvt. Ltd.

....RESPONDENT

Date of Hearing: 17.11.2025

Hearing: 5th

Present: Adv. Rajan K. Hans, counsel for the complainants through VC in complaint no. 121, 122, 123, 124, 236, 486, 620 of 2025, 738, 739, 740, 741, 854 1232, 1338, 1620, 1621, 1816, 1841, 1842, 1845, 1846, 1847, 1848, 1850, 1852, 1867, 1943 of 2024 through VC.

Adv. Aishwarya Dobhal, counsel for complainants in Complaint no. 1915, 1918, of 2024 and 39, 40 of 2025 through VC.

Adv. Saket Singh, counsel for complainant in Complaint no. 927 of 2025 through VC.

Adv. Ankita Chaudhary, counsel for complainant in Complaint no. 488 and 489 of 2025 through VC.

Adv. Karan Kaushal, counsel for the respondent no. 4 (Bhutani Infra Developers Private Limited, through VC.

ORDER(NADIM AKHTAR - MEMBER)

1. *Submissions on behalf of complainants (Adv. Rajan K. Hans):*

Advocate Rajan K. Hans appeared on behalf of the complainants in Complaint Nos. 121, 122, 123, 124, 236, 486, 620 of 2025, and 738, 739, 740, 741, 854, 1232, 1338, 1620, 1621, 1816, 1841, 1842, 1845, 1846, 1847,



1848, 1850, 1852, 1867, 1943 of 2024. He submitted that all these complaints can broadly be categorized into two groups: complaints where the complainants are seeking refund, and complaints where the complainants are seeking possession along with interest. He further stated that the facts and issues involved in all these complaints are substantially identical or similar in nature. Accordingly, he commenced his arguments by taking Complaint No. 121 of 2025 as the lead case. He submitted that in the year 2021, the complainants came to know that Respondent No.1, WTC Faridabad Infrastructure Development Ltd. was developing a plotted residential project in Sector-111-114, Faridabad, Haryana, and that plots were being allotted in the said project. Accordingly, on 18.08.2021, the complainant paid a sum of ₹2,00,000/- as booking amount. The total cost of the plot was determined as ₹20,20,000/-, out of which the complainants have already paid ₹10,20,000/-, which constitutes more than 50% of the total cost of the plot. An MOU/Agreement dated 20.09.2021 was executed between the complainant and Respondent No.1. As per the said agreement, Respondent No.1 was to develop a plotted residential project in Sector-111-114, Faridabad, and allot a plot to the complainants. Counsel referred to serial no. E of the agreement, which records that the complainant has already paid ₹10,20,000/- to the respondent. Further reliance was placed on Clause



5, which states that the complainant would be allotted a plot measuring approximately 110 sq. yds. in the said project at a special down-payment rate of ₹20,000/- per sq. yd. He also referred to Clause 11 of the agreement, which provides that in case the first party fails to make the allotment within 24 months from the date of execution of the agreement, and if the allotment is not acceptable to the second party, the agreement shall stand terminated without leaving any right or claim of any party against the other, except the second party's right to refund of the collaboration money actually paid, along with interest as per Annexure. Counsel submitted that all the details, including the plot size, total sale consideration, obligations of the respondent and the date by which possession was to be handed over, were clearly mentioned in the agreement. Instead of giving possession, the respondent chose to execute another collaboration agreement, thereby avoiding its obligations. He further submitted that the Town & Country Planning Department, Haryana had issued an advisory in April 2023 cautioning the public against investing in the respondent's project due to its failure to obtain mandatory licences for selling or allotting any residential plots in Sector-111-114, where the complainants' plots were to be allotted. Learned counsel referred to the definition of "allottee" under Section 2(d) of the RERA Act, emphasising the words *"otherwise transferred by the*



promoter", to contend that the complainants fall squarely within the statutory definition, despite not being issued a specific plot number. Counsel submitted that Respondent No.2, Greenfield Cityscapes Pvt. Ltd., which is a group company of Respondent No.1, has already obtained a licence as well as RERA registration HRERA-PKL-FBD-504-2023, yet no plot has been allotted to the complainant, nor any amount has been refunded till date. He pleaded that the respondents have deceived the complainants, as the brand name *WTC* was used for collecting money, while the actual development and licensing have been done in the name of their group companies. Upon being asked by the Authority regarding the inter-relationship between Respondent No.1 and Respondent No.2, counsel submitted that "*WTC*" is *only a brand name* used for marketing, whereas Respondent No.2 is the company actually executing the project and receiving funds. Upon being asked whether any specific plot number was allotted to the complainant, counsel submitted that no plot number has been allotted even after the project obtained licence, which is the primary grievance. He further submitted that the MoU dated 20.09.2021 clearly states that the first party has acquired and is in the process of acquiring more land for developing the plotted project "*in its own name or in the name of its associate/group companies*". Therefore, the complainants are entitled to claim allotment



from Respondent No.2 as well. The Authority then enquired how the complaint is maintainable under RERA when the MoU itself admits that the respondents did not have a licence at the time of execution. He submitted that Clause B of the MoU expressly states that after acquiring the land, the respondents would obtain all permissions/licences from the competent authority before commencing marketing and development. Hence, the complainants' investment was made on the representation made by the respondent, and the failure to obtain licences or allot plots despite collecting substantial amounts squarely affects the complainants' rights. He further relied on the Preamble of the RERA Act, arguing that the purpose of the Act is to regulate the real estate sector, ensure transparency, and protect the interests of consumers. Here, the complainant has given the more than 50% of sale consideration as per the respondent's demand, the agreement mentions the total cost, the proposed plot size, the obligations, and the expected possession timeline; however, the respondents have failed to hand over possession or even allot a plot, thereby cheating the complainants. Thus, RERA is the appropriate forum to peruse the relief sought. The Authority also enquired about the public notice issued by DTCP. Further, he submitted that although he could not locate the exact date, it was published around April 2023.



2. *Submissions of Ld. Counsel for the Complainants – Adv. Aishwarya Dhobal (in Complaint No. 1915 of 2024 and connected matters):*

Advocate Aishwarya Dhobal appeared on behalf of the complainants in Complaint no. 1915, 1918, of 2024 and 39, 40 of 2025. She submitted that facts and issues involved in all these complaints are substantially identical or similar in nature. Accordingly, she commenced her arguments by taking Complaint No. 1915 of 2024 as the lead case. Learned counsel put attention of the Authority at clause 10 at page 33 of the complaint no. 1915 of 2024, which states that *“upon execution of above mentioned Plot Buyer Agreement, this agreement shall get superseded by the Plot buyer Agreement and this agreement shall stand automatically terminated and become void.”* Counsel submitted that complainant has made payments to the respondent in two installments and both the substantial payments were made prior to the collaboration agreement, in July 2022, i.e., first the consideration was collected and thereafter the collaboration agreement was executed by the respondents. As per the record, the total sale consideration of the plot/unit was ₹17,00,000/-, out of which the complainant in Complaint No. 1915 of 2024 has already paid ₹14,00,000/-, which clearly establishes the complainant's intention to purchase a specific real estate unit and not merely to invest. Referring to para 10 again, she submitted that the complainant's



intent was always the sale and allotment of a plot/unit, thereby making the complaint fully maintainable before this Authority under the RERA Act. Learned counsel then referred to page 40, which contains an email issued by *WTC Faridabad* to the complainant on 20.06.2024, wherein the respondent admitted that they had secured two licences under the *Deen Dayal Jan Awas Yojana (DDJAY)* and had “successfully allotted residential plots”, but due to DDJAY being inactive in Faridabad, they were now applying for licences under the NILP Policy. She submitted that this shifting stand of the respondents shows inconsistency and uncertainty regarding the project. Further reference was made to the email at page 44, dated 06.08.2024, wherein the respondent informed the complainant that they had entered into a joint venture with Bhutani Infra Developers Pvt. Ltd. Counsel argued that this communication was only intended to further delay the process of allotment, as the email did not mention any definite timeline for allocation of plots. The email also states that the project “Growth District Faridabad” would now be a joint venture between Respondent No.1 and Respondent No.4. Counsel submitted that Respondent No.4 (Bhutani) had also started public advertisements regarding their residential plots in the same sector where Respondent No.1 was developing the project. Copies of such pamphlets have been placed on record as Annexure L. She further submitted



that the complainant, pursuant to the earlier order of this Authority, has already placed on record an affidavit dated August 2025, along with all payment receipts, which form Annexures A and B. These receipts clearly show that the payments were acknowledged by the respondents. The receipts are reflected at pages 24 to 27 of the record.

3. *Submissions of Ld. Counsel for the Complainants – Adv. Ankita Chaudhary (in Complaint Nos. 488 and 489 of 2025):*

Learned counsel appearing in complaint no. 488 and 489 of 2025 submitted that in her matters, the complainants have paid a sum of ₹17,00,000/- to the respondents. Proof of all payments has already been annexed with the complaint itself. She submitted that the complainants have complied with all financial obligations, but despite receiving substantial amounts, the respondents have failed to allot any plot or refund the amounts, making the cause of action squarely maintainable under the RERA Act.

4. *Submissions of Ld. Counsel for Respondent No.4 – Adv. Karan Kaushal (in Complaint No. 927 of 2025):*

Learned counsel submitted that he is appearing only in Complaint No. 927 of 2025, as he has been served with notice solely in this complaint. However, he further submitted that the reply filed by Respondent No. 4 on 24.10.2025, along with the submissions made by him today, may be taken into



consideration in all other complaints wherein Bhutani Infra Developers Pvt. Ltd. has been impleaded as a party. Respondent No.4 namely Bhutani Infra Developers Pvt. Ltd. is a distinct and legally autonomous entity, having its own Board of Directors, governance framework, financial systems and independent strategic policies. It operates entirely independent of WTC Faridabad, and has never functioned under the trade name, brand, or style of "WTC" in any project, including the one situated in Sector-111-114, Faridabad, which is the subject matter of the present complaints. He further submitted that Respondent No.4 has not executed, negotiated, authorised, or entered into any agreement whether oral or written with the complainants, nor has it marketed, offered for sale, or sold any unit/plot in the said project. There exists no documentary, contractual or transactional nexus between Respondent No.4 and the complainants. Hence, any attempt to implead or involve Respondent No.4 in this dispute is wholly unjustified

5. The Authority enquired from Ld. Counsel Ms. Aishwarya Dhoble whether there exists any documentary proof evidencing the alleged joint venture between Respondent No.1 and Respondent No.4. Learned counsel submitted that the joint venture between the parties is in existence, and therefore the liabilities of one respondent necessarily extend to the other. She referred to page 46, containing the pamphlets circulated in the public domain, which



relate to the same sector (111-114, Faridabad) where the project is located, and argued that the advertisements themselves reflect the joint venture arrangement between the respondents.

6. After hearing the submissions of all learned counsels, the Authority directs all the parties to file any relevant documents, applications or supporting materials in the Registry on or before **02.12.2025**. It is made clear that no documents filed thereafter shall be taken on record.
7. Case is adjourned to **12.01.2026** for further arguments and consideration.



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NADIM AKHTAR
[MEMBER]