



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 559 OF 2018

GLM Buyers Welfare Association

....COMPLAINANT

VERSUS

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

....RESPONDENT

2. COMPLAINT NO. 1373 OF 2018

Rajesh Sood

....COMPLAINANT

VERSUS

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

....RESPONDENT

3. COMPLAINT NO. 603 OF 2019

Narinder Kumar Gupta

....COMPLAINANT

VERSUS

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

....RESPONDENT

4. COMPLAINT NO. 613 OF 2019

Madhu Aggarwal

....COMPLAINANT

VERSUS

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

....RESPONDENT

5. COMPLAINT NO. 969 OF 2020

Just Build Infratech Pvt. Ltd.

....COMPLAINANT

VERSUS

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

....RESPONDENT

6. COMPLAINT NO. 1176 OF 2020

Tripta Sharma

....COMPLAINANT

VERSUS

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

....RESPONDENT

CORAM: Rajan Gupta

Chairman

Dilbag Singh Sihag

Member

Date of Hearing: 30.06.2022

Hearing: 25th (in complaint no. 559 of 2018)

22nd (in complaint no. 1373 of 2018)

20th (in complaint no. 603, 613 of 2019)

11th (in complaint no. 969, 1176 of 2020)

Present: Mr. Ravi Sharma, ld. counsel for complainant association.

(In complaint no. 559 of 2018)

Mr. K.S. Saini, President of GLM Buyers Welfare Association.

Mr. Surjit Bhadu, ld. counsel for respondent through VC.

ORDER (RAJAN GUPTA - CHAIRMAN)

1. Complaint no. 559 of 2018 has been filed by Association of Allottees of the Project who have been handed over the project by this Authority for completion at their own level in pursuance of provisions of Section 8 of the RERA Act.
2. In complaints no. 1373 of 2018, 603 of 2019, 613 of 2019, 969 of 2020, 1176 of 2020 similar relief as has been sought by the association has been prayed for. Authority expressed a view that all these complaints deserve to be disposed of by way of merger with complaint no. 559 of 2018 filed by the association. Complainants of all these complaints have no objection to the same. Accordingly, these five complaints are hereby disposed of by way of merger with complaint no. 559 of 2018 filed by the association.
3. Shri K. S. Saini, President of complainant association submitted progress report of the association. Shri Saini stated that they have already awarded contract to M/s Gawar Constructions for commencing construction of the project. Further, they have collected an amount of Rs. 3.76 crores. They have also constituted a

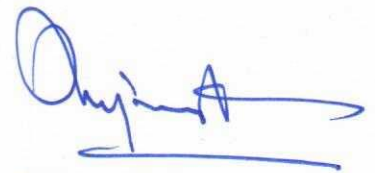
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committee for taking over the project. However, respondent-promoter has refused to hand over the project citing provision of first proviso to section 8 of RERA Act which provides that order of Authority for handing over of project to association of allottees will take effect 60 days after passing of such orders. Shri Saini stated that they have also filed a Caveat application dated 29.06.2022 before Hon'ble Appellate Tribunal so that no decision is taken without their knowledge.

4. Shri Surjit Bhadu, learned counsel appearing on behalf of respondents reiterated provisions of first proviso to Section 8 and stated that orders of Authority which were uploaded on the website on 30.05.2022 shall take effect only w.e.f. 30.07.2022. Authority accepts the arguments put-forth by Shri Bhadu.

5. Complainant Association had also made certain other points orally. Authority directs the complainant association that in future they should make their submissions in writing so that detailed record of all the actions being taken by them is kept for future reference. Complainant association directed to submit a report of all actions taken by it in writing before next date of hearing and send a copy of the same to the respondent.

6. Case is Adjourned to 04.08.2022.



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RAJAN GUPTA
[CHAIRMAN]



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DILBAG SINGH SIHAG
[MEMBER]