



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 1319 OF 2020

Bijender Singh

....COMPLAINANT

VERSUS

1. Bhoomi Green Infrastructure Co.
2. M/s GLM Infratech Pvt. Ltd.
3. Col. Surinder Singh Deswal

....RESPONDENT(S)

2. COMPLAINT NO. 1320 OF 2020

Punam

....COMPLAINANT

VERSUS

1. Bhoomi Green Infrastructure Co.
2. M/s GLM Infratech Pvt. Ltd.
3. Col. Surinder Singh Deswal

....RESPONDENT(S)

3. COMPLAINT NO. 559 OF 2018

GLM Buyers Welfare Association

....COMPLAINANT

VERSUS

1. Global Land Masters Infratech Pvt. Ltd. Erstwhile Bhoomi Infrastructure Company and Ors
2. Karman Raghu Patel
3. Sohal Navin Gala
4. Sunil Keshavji Gala
5. Mr. Suresh Ambavi Vavia
6. UHBVN

....RESPONDENT(S)

CORAM:	Nadim Akhtar	Member
	Dr. Geeta Rathee Singh	Member
	Chander Shekhar	Member

Date of Hearing: 05.12.2024

Hearing: 31st in Complaint No. 1319 & 1320 of 2020.
38th in Complaint No. 559 of 2018.

Present: - Mr. Manan Khetarpal , proxy counsel for Adv. Rajiv Malhotra (in complaint no. 603/2019, 613/2019, 1176/2020, merged with complaint no. 559/2018 vide order dated. 30.06.2022) through VC.

Mr. B.K. Sood, Authorized representative of complainant association (in complaint no. 559/2018)

Mr. S.S. Deswal, Managing Director for respondent no. 2 & 3 (in complaint no. 1319 & 1320 of 2020)

Mr. S.S. Deswal, Managing Director for respondent no. 1 (in complaint no 559/2018)

Ms. Isha Goyal, counsel for respondent no.5 (in complaint no 559/2018)



None for respondent no. 2 to 4 & 6 (in complaint no. 559/2018)

ORDER (NADIM AKHTAR -MEMBER)

1. Vide last order dated 24.10.2024, the Authority observed as follows:

"9. The Authority observes that nearly two months have passed since the last order, and respondent no. 1 has yet to fully comply with the previous directions. Nonetheless, with the primary objective of protecting the allottees' interests, the Authority issues the following directives:

i. Respondent No. 1 is granted a final opportunity to deposit Rs. 300 crores in the escrow account by 15.11.2024. Failure to comply with this directive will result in strict action by the Authority.

ii. Respondent No. 1 is further directed to arrange and provide all necessary approvals, renewals, and plans relevant to the commencement of construction, including securing all licenses required for the project's continuation to the RWA.

iii. The complainant association (RWA) is instructed to submit records detailing allotments, including a list of allottees and the payments made thus far, to provide a clear picture of the allottees' status in the project."

Pursuant to the last order, the complainant association submitted a status-cum-compliance report on 27.11.2024, detailing the allotments and other relevant records.

2. Today, Mr. S.S. Deswal, Managing Director for respondent no. 1, apprised the Authority as follows:

- i. Due to the previous investor opting out, respondent no. 1 shifted focus to other prospective investors. After thorough research and analysis, negotiations have been finalized with a consortium of promoters and



companies based in Rajasthan, expressing interest in infusing funds to complete the pending work of four towers and clearing liabilities.

- ii. A meeting was arranged on 02.12.2024 between the investor team and members of the executive committee of the GLM Buyers Welfare Association. Minutes of this meeting have been filed with the Authority on 04.12.2024.
- iii. The investor has engaged with the concerned bank, which has agreed to settle the account. The investor has assured that, subject to the Authority's approval, the earnest money will be deposited within one week, and the account will be settled within a month.
- iv. The investor has been informed about the dues payable to the Directorate of Town and Country Planning (DGTCP), Haryana, including requirements under the "Vivadon Ka Samadhan" scheme. The investor has confirmed readiness to clear these dues upon receipt of the bank's sanction letter.
- v. The investor has reviewed liabilities related to GST, income tax, and other statutory obligations, with assurances of resolution prior to commencement of work. Additionally, settlement discussions with ex-partners are in final stages.
- vi. The investor has committed to prioritizing the completion of the four pending towers and assured delivery to the allottees by Diwali 2025. A



resolution plan, including the schedule for clearance of dues and completion of construction, will be submitted to the Authority.

3. Mr. B.K. Sood, authorized representative of the complainant association, appeared and confirmed participation in the meeting and agreed to the investor's proposed timeline, stating that the association is willing to wait one more month to observe progress.
4. Ms. Isha Goyal, counsel for respondent no. 5, apprised the Authority that settlement discussions are going on between the parties, although no final agreement has been reached.
5. After considering the submissions of all parties, the Authority observes that the foremost priority is the completion of the four towers to safeguard the interests of the allottees. Accordingly, the Authority directs as follows:
 - i. Respondent no. 1 and the investor are granted extension till 15.01.2025 to deposit the requisite funds in the escrow account of the project being operated and maintained by the Association. These funds shall first be utilized exclusively for completing the four towers. The funds can be only withdrawn from the said account with joint signatures of representatives of Association and respondent no. 1 by following the provisions of RERA Act, Rules and Regulations, for which necessary formalities with the bank may be completed.



- ii. Respondent no. 1 is directed to ensure that possession of the completed towers is handed over to the respective allottees by Diwali 2025, as assured.
 - iii. Upon completion of the four towers, efforts shall be directed towards the remaining construction work of the project.
 - iv. Respondent no. 1 is further directed to submit a detailed resolution plan to the Authority, outlining the steps for clearing all government dues, settling the bank account, resolving other liabilities, and providing a completion schedule for the pending work.
6. The case is adjourned to 23.01.2025 for further review of compliance with the above directions.


CHANDER SHEKHAR
[MEMBER]


DR. GEETA RATHEE SINGH
[MEMBER]


NADIM AKHTAR
[MEMBER]