



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

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....COMPLAINANT

VERSUS

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

....RESPONDENT(S)

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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:	Parneet Singh Sachdev	Chairman
	Nadim Akhtar	Member
	Dr. Geeta Rathee Singh	Member
	Chander Shekhar	Member

Date of Hearing: 07.08.2025

Hearing: 36th in Complaint No. 1319 & 1320 of 2020.
43rd in Complaint No. 559 of 2018.

Present: - Ms. Manmeet, proxy for Adv. Rajiv Malhotra, counsel for the complainants (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 person (in complaint no. 559/2018).

Mr. Jasbir Singh Saini, president of complainant association, in person.

Mr. Surjeet Bhadu, counsel for respondent no. 1 in person (in complaint no 559/2018).

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

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

Mr. Lovepreet Singh, counsel for respondent no. 6 through VC.

ORDER (PARNEET S SACHDEV- CHAIRMAN)

1. Vide last order dated 15.05.2025, Authority directed as follows:

“In view of the submissions and after hearing both parties, a last and final opportunity is granted to the respondent to deposit the appropriate funds into the escrow account by 30.07.2025. Failing this, the Authority shall be constrained to initiate appropriate coercive legal measures. Respondent is also directed to show cause as to why coercive legal measures may not be initiated against him for continuous non-compliance of directions issued by this Authority over the years, and for deficiencies noted in the forensic audit”.

2. Today, the authorised representative of the complainant association, Mr. B.K. Sood, submitted that, vide last order dated 15.05.2025, final opportunity was granted by the Hon'ble Authority, respondent no. 1 was directed to deposit the requisite funds in the ESCROW account by 30.07.2025. However, respondent no. 1 has failed to comply with the said direction till date. He further submitted that the Association has been extending its full cooperation to respondent no. 1 and has been requesting him to provide a resolution plan for completion of four

towers in the project, as directed by the Hon'ble Authority, but no compliance has been made in this regard. Respondent no. 1 has been giving false assurances to the Hon'ble Authority, both in writing and verbally, for the last seven years without complying with the directions of the Authority, which is a matter of record. He further submitted that respondent no. 1 lacks credibility in the market and has been deliberately delaying the legal process with the ultimate objective of maximising personal gains at the expense of the homebuyers, who have already been suffering for the last thirteen years.

3. The Association representative further submitted that it has no independent source of income but has to incur recurring monthly expenditure towards running its office and paying staff salaries, engaging three security guards for the security of the project, meeting legal expenses and paying heavy electricity bills. In view of its poor financial condition, the Association has repeatedly requested the Hon'ble Authority to permit creation of an FDR of ₹40 lakhs from the ESCROW account so that interest earned thereon may be used to meet such unavoidable expenses.
4. He also brought to notice that the electricity connection for the project stands in the name of respondent no. 1 and the monthly bill is very high, while the Association is using only two rooms for office purposes. Therefore, he sought permission to install a sub-meter to ensure payment of electricity charges strictly as per actual consumption.

5. On the other hand, Id. counsel for respondent no. 1 submitted that, vide order dated 20.02.2025, four key steps were identified for resolution of the matter, namely: (i) execution of a settlement MOU with ex-partners; (ii) settlement of the bank account under the One-Time Settlement (OTS) scheme; (iii) clearance of all government dues, particularly the outstanding dues of the Directorate of Town & Country Planning (DTCP), Haryana; and (iv) deposit of funds for completion of four towers in Phase-1.

6. Learned counsel for Respondent No. 1, with reference to the four key steps identified vide order dated 20.02.2025, submitted as under:

(i) Execution of the settlement MOU with ex-partners - He submitted that an MOU has been executed between the investor, Respondent No. 1, and the ex-partners for a mutually agreed amount in lieu of certain area, whereby the ex-partners will be completely out of the project to avoid any obstruction in its completion. It was further stated that 18.08.2025 is the last date for completing the settlement with the ex-partners, and that the investor's commercial interest in the project will continue until the said date.

(ii) Settlement of the bank account under the One-Time Settlement (OTS) scheme- He submitted that the OTS, which was the most problematic area, has now been sanctioned by the bank on 29.07.2025. An amount of ₹10.5 crores has already been deposited towards this settlement. Certain documents in this regard, stated to be confidential between the respondent and the bank,



have been submitted to the Authority for its perusal only. The last date for compliance with the bank's requirements under the OTS is 30.09.2025.

(iii) Clearance of all government dues, particularly outstanding DTCP dues- Ld. counsel stated that the next step is the settlement of DTCP dues, for which there exists a scheme of the Haryana Government, and that this issue will be taken up and resolved after completion of the settlements with the bank and ex-partners.

(iv) Deposit of funds for completion of four towers in Phase-1- It was submitted that once the settlement with the ex-partners is completed, their inventory will revert to the company, resulting in enrichment of the company's assets, and enabling the company to proceed with the completion of the four towers in the interest of the allottees.

7. Ld. counsel for Respondent No. 5 submitted that, as per her instructions, a compromise has been reached and an MOU has been signed, though payment has not yet been received and that the agreement has not been supplied to her client but the funds are lying in an ESCROW account (not the RERA account).
8. Ld. counsel for the investor, Shree Balaji Triangle Fort Ltd., stated that part payment to the bank has been made and an affidavit in this regard will be filed within one week.
9. After hearing the submissions of all parties, Authority observes as follows:

- i. With regard to the prayer of the Association for creation of an FDR for ₹40 lakhs from the ESCROW account to meet security and other recurring

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expenses, the same is accepted. The concerned bank is directed to create an FDR for ₹40 lakhs from the ESCROW account in favour of the Association as prayed. The Association is also permitted to install an electricity sub-meter for monitoring its electricity consumption, and Respondent No. 1 is directed to claim electricity charges from the Association strictly on the basis of the consumption recorded in the said sub-meter.

- ii. The document sought to be kept confidential by learned counsel for respondent no. 1 shall remain confidential until the next date of hearing. The same shall be submitted in the registry and kept under lock and key for the Authority's perusal only. At this point the Authority does not deem fit to open and read this confidential document.
- iii. Respondent No. 1 is granted a final opportunity to place on record all required documents with regard to payment proofs and settlement with ex-partners by 19.08.2025. No further opportunity shall be granted in this regard.
- iv. Respondent No. 1 is further directed to place on record, by 30.09.2025, all details regarding compliance with the requirements of the bank under the OTS scheme.
- v. Respondent No. 1 is also directed to file before the next date of hearing the progress made towards clearance of government dues, particularly the



outstanding dues of the Directorate of Town & Country Planning (DTCP), Haryana, along with supporting documents.

- vi. Learned counsel appearing for the investor, Shree Balaji Triangle Fort Ltd., is directed to place on record his vakalatnama before the next date of hearing.

10. In view of the above directions, case is adjourned to 21.08.2025.


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CHANDER SHEKHAR
[MEMBER]


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DR. GEETA RATHEE SINGH
[MEMBER]


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NADIM AKHTAR
[MEMBER]


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PARNEET S SACHDEV
[CHAIRMAN]