



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)

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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. UIIBVN

....RESPONDENT(S)

CORAM:

Parneet Singh Sachdev

Chairman

Nadim Akhtar

Member

Dr. Geeta Rathee Singh

Member

Chander Shekhar

Member

Date of Hearing: 09.10.2025

Hearing: 38th in Complaint No. 1319 & 1320 of 2020.

45th in Complaint No. 559 of 2018.

Present: - Lt. Gen (Rt) Dr. DDS Sandhu, authorized representative of complainant association in person (in complaint no. 559/2018).

President of complainant association, in person (in complaint no. 559/2018).

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

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



ORDER (PARNEET S SACHDEV- CHAIRMAN)

1. Vide last order dated 21.08.2025, Authority directed as follows:

4. After considering the submissions and perusing the records, Authority issues the following directions:

i. Respondent No. 1 shall, immediately after making the final OTS payment to the bank, submit to this Authority, on an affidavit, confirming that such payments have been made, along with a NOC/letter from the bank stating that all dues have been paid.

ii. Respondent No. 1 is directed to submit a comprehensive Resolution Plan specifying:

a) Timelines for completing the remaining four towers clearly specifying the different milestones e.g. clearance of Town & Country Planning dues, renewal of license, revalidation of building plans, seeking lapsed/pending approvals, retendering of project, start date of work at site and likely time by which the four towers shall be completed etc;

b) Timelines for settlement with the remaining ex-partner, Mr. Ashok Gandhi;

c) The steps for clearance of DTCP dues simultaneously and reflect the same in the Resolution Plan.

d) The proposed schedule for infusion of funds required for the completion of the remaining four towers, clearly mentioning the quantum of funds to be infused at each stage and the corresponding timeline for such infusion.

iii. Further, respondent no. 1 shall appoint one member of the complainant association as an authorized signatory to the RERA accounts that he will open once all dues of the bank are paid. He will also ensure transparency in transactions relating to project funds. The Resolution Plan shall be submitted latest by 01st October 2025 with an advance copy to the complainant association”.

2. Pursuant to the aforesaid directions, respondent no. 1 has filed certain documents placing on record the compliance of the said order along with a proposed Resolution Plan.



3. Today, Mr. Surjeet Singh Bhadu, Id. counsel, appeared on behalf of respondent no. 1. Representatives of the complainant association were also present. Both the parties reiterated the submissions already placed on record vide their written submissions dated 29.09.2025, wherein the respondent no. 1 submitted the compliance and the proposed resolution plan, while the association filed a status-cum-compliance report.
4. Authority perused the documents and examined the submissions made by both sides. It is observed that the directions issued vide the last order dated 21.08.2025 required inclusion of specific aspects within the resolution plan such as timelines for completion of the four pending towers, clearance of DTCP dues, renewal of license, pending/lapsed approvals, start date of work at site, timelines for settlement with the remaining ex-partner, inclusion of a member of the RWA as one of the authorised signatories in the new RERA account to be opened and the proposed schedule for infusion of funds with corresponding quantum and stage-wise details. These issues were discussed at length during the hearing, and both parties demonstrated a cooperative and constructive approach toward resolving the pending matters.
5. After detailed deliberations, it was noted by the Authority that there exists a good possibility of resolution between the parties on mutually acceptable terms. Both sides, through their representatives, conveyed their willingness to formalize the terms of their mutual understanding in writing. Considering the same, Authority directs that the parties may prepare and submit a detailed

Memorandum of Understanding (MOU) encapsulating all mutually agreeable conditions, including timelines, milestones, dates, financial arrangements, and obligations of both parties, duly signed by all concerned.

6. It is clarified that the Authority shall not be a signatory or party to any such MOU executed between the parties. The Authority further emphasizes that no assurance or commitment contrary to the provisions of The Real Estate (Regulation and Development) Act, 2016 or rules/regulations framed thereunder shall be construed to have been given by the Authority. The role of this Authority will remain supervisory and as per the RERA Act.
7. It is also pertinent to record that, as per the order dated 18.05.2022 of this Authority, the project has already been handed over to the complainant association, and the same continues to remain under their charge. The primary focus of the Authority shall continue to be the completion of the four towers in accordance with law and the resolution plan mutually agreed upon between the parties. Hence, the question of recognising the existing Promoter as a new promoter once the existing expired licence is renewed, does not arise.
8. In light of the above, and keeping in view the willingness exhibited by both parties to amicably resolve the outstanding issues, Authority hereby directs that the parties shall prepare and submit a Memorandum of Understanding (MOU) containing all mutually agreed terms and conditions, timelines, and commitments, duly signed by all the concerned parties, on or before 14.10.2025.



9. Moreover, vide order dated 21-08-2025, this Authority had, to protect the interests of the allottees, directed that in the newly opened RERA accounts, one of the authorised signatories will be from the association. Today, during discussions, it seemed that the RWA was satisfied with not having an authorised signatory in the new RERA account. This issue may be clarified and written explicitly by the RWA in their MOU.
10. With the above directions, cases are adjourned to 16.10.2025. Copy of the MOU will be submitted by both parties by 14-10-2025.



DR. GEETA RATHEE SINGH
[MEMBER]



NADIM AKHTAR
[MEMBER]



PARNEET S SACHDEV
[CHAIRMAN]