



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)

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

Date of Hearing: 13.11.2025

Hearing: 40th in Complaint No. 1319 & 1320 of 2020.

47th 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).

Mr. Sarjit Bhadu, Sr. Advocate for respondent no. 1, in person. (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 16.10.2025, Authority observed as follows:

"5. Authority is of the view that reputed government or public institutions such as PEC (Punjab Engineering College), Chandigarh, or any of the IITs, have the requisite expertise and are also seen as being above board.

6. Accordingly, Authority directs the parties to complete the process of finalization of the MOU within 2 months. The parties shall also ensure that the aspect relating to the structural audit as directed by the Authority is duly incorporated as a specific clause in the MOU.

7. Parties are at liberty to file the finalized and duly approved MOU, along with all specifications and relevant details, before the Authority by 13.10.2025.

8. With the above directions, cases are adjourned to 13.11.2025".

2. As per record, the MOU has not been filed in compliance with the aforesaid directions.

3. Today, the authorized representative of the complainant association appeared and submitted that the MOU could not be finalized due to certain internal issues

within the association. However, he assured that the process is underway and that additional time is required for its completion. He further submitted that the complainant association no longer wishes to retain ownership of the project and has full faith in the respondent promoter, especially keeping in view that the promoter now has a credible investor who has already invested more than ₹150 cr and has got the licence renewed. He therefore requested that the Authority issue appropriate directions for handing back the project to the respondent for completion.

4. Learned counsel for respondent no.1 submitted that a general body meeting has already been held wherein the MOU was placed before the members and approved by the GBM. He stated that the majority of the association was of the view that remaining six towers should not be completed unless all OCs vis-à-vis the existing tower have been received, offer letters issued and possession handed over to the existing allottees in question in the complaint. Learned counsel further apprised the Authority that all DTCP dues have been cleared and the project licence has been renewed, the documents of which were produced during the hearing. He acknowledged the cooperation of the allottees and their fair conduct.
5. Authority has considered the submissions of both parties. It is clear that although directions regarding finalization of the MOU were issued earlier, the same has not yet been complied with. However, since both sides express willingness to finalize the MOU and proceed further, the Authority deems it appropriate to



grant a final opportunity. Accordingly, it is directed that as and when the MOU is finalized and duly signed by all concerned, the parties shall file the same before the registry on or before 10.12.2025.

6. With respect to the request of the complainant association for handing back the project to the respondent promoter, the Authority is of the view that such a decision must arise from the collective and informed consent of the duly elected management committee. Once the MOU is finalised and construction start, the complainant association may file an application for handing over the project back to the promoter. This application must be signed by the majority of the management committee members, clearly expressing their decision on the issue.
7. Case is adjourned to 04.12.2025.


CHANDER SHEKHAR
[MEMBER]


DR. GEETA RATHEE SINGH
[MEMBER]


PARNEET S SACHDEV
[CHAIRMAN]