



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: 21.08.2025

Hearing: 37th in Complaint No. 1319 & 1320 of 2020.
44th in Complaint No. 559 of 2018.

Present: - Brig. B.K. Sood, Authorized representative 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 4 & 6 (in complaint no. 559/2018)

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

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ORDER (PARNEET S SACHDEV- CHAIRMAN)

1. Vide last order dated 07.08.2025, Authority observed 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 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"

2. Today, learned counsel for respondent no. 1 appeared through VC and submitted compliance in the following manner:

- i. With respect to settlement with ex-partners, he submitted that two sets of ex-partners have arrived at settlements with the respondent. Seven ex-partners, namely Gangji Kalyanji Bhanushali, Sunil Keshavji Gala, Vijay Ravji Gajra, Karman Raghu Patel, Sohal Navinchandra Gal, Dinesh Keshavil Patel, Suresh Ambavi Wavia have settled their issues with Respondent No. 1 and relinquished their claims over the flats in the project. Discharge-cum-Satisfaction Certificates dated 14.08.2025 and 18.08.2025 detailing payments are enclosed in an envelope to be kept confidential for the Authority's perusal only.
- ii. Regarding compliance with the OTS scheme, he submitted that although the directions are to be complied with by 30.09.2025, an amount of ₹7 crores has been further paid to Punjab & Sind Bank through RTGS, and bank confirmation of the payment is enclosed in the envelope. This makes the total paid amount as ₹17.5cr. The next instalment is scheduled on 12.09.2025 and the final payment will be made on or before 30.09.2025. He further submitted that the respondent, through the investor will discharge the entire liability towards the bank under the OTS scheme by 30-09-2025. He further affirmed that flats reverting to the company after settlement will not be sold and the Authority may at that stage place a sale ban on such flats.



- iii. On the issue of payment of dues of Town & Country Planning Department, he stated that respondent no. 1 is approaching the DTCP office to apply for the relevant scheme, which will be done in due course, once the bank dues are settled.
 - iv. Further, Id. counsel informed that out of the total nine ex-partners, seven have settled. The eighth partner, Mr. Virender Gandhi, has settled before the Hon'ble High Court in monetary terms, with part payment made and part pending as per the agreement. However, no flats have been offered/ allotted to him. Therefore, in terms of apartments, he has no claim over the project. The ninth partner, Mr. Ashok Gandhi, has no pending litigation against the company and negotiations are underway through the investor for a final settlement with him as well.
3. Per contra, the authorized representative of the complainant association, Brig. B.K. Sood, submitted that the Association has extended full cooperation but the respondent has failed to provide a written Resolution Plan specifying timelines for completion of the four towers in question and handing over the flats to the allottees. He contended that the builder has repeatedly ignored the Association's pleas and failed to fulfil contractual obligations towards home buyers. The builder's inability to bring in an investor demonstrates lack of creditworthiness and inability to complete the project, as previously observed by this Authority. The promoter, Col Deswal has made false assurances both verbally and in writing through proposals submitted earlier and failed to honor any of them.



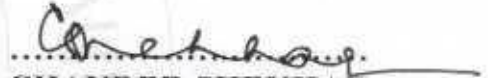
Further, he stated transparency with respect to the new investment should be maintained even vis-à-vis the association.

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.
5. With the above directions, cases are adjourned to 09.10.2025, to be heard by the special bench.


CHANDER SHEKHAR
[MEMBER]


DR. GEETA RATHEE SINGH
[MEMBER]


NADIM AKHTAR
[MEMBER]


PARNEET S SACHDEV
[CHAIRMAN]