



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)

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
	Nadim Akhtar	Member
	Dr. Geeta Rathee Singh	Member

Date of Hearing: 22.01.2026

Hearing: 42nd in Complaint No. 1319 & 1320 of 2020.
49th in Complaint No. 559 of 2018.

Present: - Lt. Gen (Rt) Dr. DDS Sandhu, new president of complainant association in person (in complaint no. 559/2018).
Dr. Surender Dhiman, secretary of complainant association in person (in complaint no. 559/2018)
Mr. Sarjit Bhadu, Sr. Advocate for respondent no. 1 through VC (in complaint no 559/2018).
Mr. Varun Sharma, one of the allottees of Tower-A4, in person.
None for respondent no. 2 to 6 (in complaint no. 559/2018).

ORDER (PARNEET S SACHDEV- CHAIRMAN)

1. Vide last order dated 04.12.2025, the Authority, after considering the peculiar facts and prolonged history of the project, had issued detailed directions permitting handing back of four towers and land meant for common amenities to the promoter, subject to strict compliance with the conditions enumerated therein. The said directions, inter alia, required withdrawal of certain clauses of the Memorandum of Understanding dated 22.11.2025, resolution of internal disputes of the Association before the Registrar, Cooperative Societies, Haryana, infusion of funds by the promoter, preparation of a construction-linked schedule in consultation with the Association, and adherence to the financial and contractual rights of the existing allottees.

2. Pursuant to the last order dated 04.12.2025, respondent no.1 submitted a compliance report on 15.12.2025 stating that both parties had complied with the directions with regard to handing over of the four towers and the land required for common amenities in the balance area. Subsequently, on 19.12.2025, respondent no.1 placed on record a construction schedule prepared in consultation with the executive members of the Association in compliance of para 4(iii)(f) of the order dated 04.12.2025. It is further stated that, in compliance of para (i) of the said order, both parties had executed and filed affidavits duly sworn by their authorised representatives affirming that Clauses (I), (L) and (M), and any other clause which in any manner sought to involve, refer to, or bind the Authority, stood withdrawn, shall not be relied upon, and shall not form part of the operative terms of the MOU. Copies of the said affidavits were placed on record as Annexures.
3. Thereafter, on 08.01.2026, respondent no.1 submitted an amended Memorandum of Understanding stating that the GLM Buyers Welfare Association had convened an Extraordinary General Body Meeting on 28.12.2025, wherein, besides other agenda items, the amended MOU after deletion of Clauses (I), (L) and (M) was unanimously approved. It was further submitted that pursuant to such approval, the members of the Governing Body of the Association had signed the amended MOU and forwarded the same to respondent no.1 vide letter no. 792 dated 07.01.2026

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- with a request to sign and submit the same before the Authority. The amended MOU, duly signed by both parties, was accordingly placed on record with a request that the same be taken on record.
4. On the other hand, the complainant Association filed documents on 08.01.2026 stating that Mr. Kashmir Singh Saini, who was earlier President of the Association, had been expelled from the membership of the Association and, consequently, ceased to be the President in terms of the bye-laws of the Association. It was prayed that Mr. Kashmir Singh Saini should not be permitted to act as President or member of the Association in the proceedings. It was further submitted that Lt. Gen. D.D.S. Sandhu, PVSM (Retd.) had been appointed as President, Lt. Col. G.S. Dhaliwal (Retd.) as Vice President, and Dr. Surender Dhiman as Secretary of the GLM Buyers Welfare Association, along with other members of the Executive Body, as reflected in the resolution placed on record.
 5. Today, Dr. Surender Dhiman, newly appointed Secretary of the complainant Association, appeared and submitted that the directions contained in the last order have been complied with and that all requisite compliance documents have been filed in the registry of the Authority.
 6. During the hearing, one Mr. Varun Sharma, allottee of Tower A4, Unit No. 1806, appeared and raised grievances on behalf of the allottees of Tower A4. He placed reliance on an order passed by the District Registrar and submitted that the allottees of Tower A4 were neither heard nor represented

in the general body meetings and the rights have not been taken care of in the MOU. He further submitted that when such allottees approached the builder, they were informed that they would not be accommodated, and that as on date there was no clarity or horizon regarding commencement or completion of construction of Tower A4. He urged that the allottees of Tower A4 are entitled, at the very least, to a definite timeframe for construction, and in the alternative, should be adjusted in Tower A1 if Tower A4 has no foreseeable construction horizon.

7. Per contra, ld. counsel for respondent no.1 submitted that the promoter has complied with all earlier directions of the Authority and has filed the requisite documents. He further submitted that the sanctioning of building plans is presently under process and is likely to be completed within 1-3 days. Learned counsel further submitted that the MOU is binding between the parties and that all allottees of the four towers are being accommodated in accordance with its terms. With specific reference to the allottees of Tower A4, he submitted that the MOU clearly provides that the allottees of Tower A4 shall be handed over possession of their respective units upon completion of construction of Tower A4, on the same terms and conditions as applicable to the allottees of the existing four towers and the respective Apartment Buyers Agreements, without any additional financial burden except statutory charges. He, however, submitted that construction of

Tower A4 will take some time and that further instructions on the same would be taken from the client.

8. After hearing the submissions of all parties and perusing the material on record, Authority observes that the consistent endeavour of the Authority has been to ensure completion of the project in a proper and lawful manner while safeguarding the interests of all allottees. The Authority is of the considered view that the allottees of Tower A4 cannot be excluded or left in uncertainty, particularly when they had made payments earlier pursuant to allotments made. In this regard, Authority had previously vide its order dated 24.07.2019, stated as follows:

“The respondent company had filed an affidavit in this case on 31.12.2018. The said affidavit reveals that there are total 456 flats in the ongoing 4 Towers. The list of allottees of these 4 Towers was attached with the affidavit and it reveals that 419 flats have already been allotted and the remaining 37 flats are lying unsold. The affidavit further reveals that the company has already collected Rs. 129.62 Crores from 419 allottees and the balance amount to be recovered from them is Rs. 70.38 Crores. The respondent company as per affidavit has already invested an amount of Rs. 224.36 Crores in the development work of the project

If the aforesaid information is correct, 37 out of 40 allottees from whom money has been already collected on the pretext of allotting them flats in the 6 Towers yet to be commenced, can be accommodated in the semi-built 4 Towers”.

9. In furtherance of the same, few allottees of Tower A4 seem to have paid some amounts to the complainant Association for adjustment in the 4 Towers after the 4 towers were handed over to the Association in the year

2022 by the Authority for completion of development works. The association will place on record details of all such allottees and the amounts they have paid. Any arrangement for revival and completion of the project must necessarily address their interests in a fair, transparent, and time-bound manner.

10. The Authority further observes that multiple documents, affidavits, and submissions have been filed before the Authority on behalf of the complainant Association by different individuals claiming authority, which has led to ambiguity and procedural uncertainty. For orderly conduct of proceedings, clarity of responsibility, and to ensure accountability of filings made before the Authority, it is imperative that the complainant Association acts through one duly authorised representative for the purpose of filing documents and making submissions before this Authority.
11. In view of the foregoing, the Authority directs as follows:
 - i. The complainant Association is directed to pass a formal resolution authorising one designated representative who alone shall be responsible for filing documents, affidavits, and submissions before this Authority. A copy of such resolution shall be placed on record.
 - ii. The complainant Association is further directed to place on record the current status and details of proceedings, if any, pending before the District Registrar of Societies, Panchkula, along with copies of relevant orders or communications.



- iii. The complainant Association is also directed to provide a complete list of all such allottees who have made payments to the association for being accommodated in Tower A1 but have not yet been accommodated in A1.
- iv. Respondent no.1 is directed to file a detailed plan clarifying the manner in which allottees of Tower A4 and allottees of towers other than A4 are proposed to be accommodated as discussed above.
- v. Respondent no.1 is further directed to clarify, on affidavit, who shall be the authorised point of contact for grievances of allottees, and to place on record the corresponding Board Resolution in this regard.
12. All the above compliances shall be completed before the next date of hearing.
13. In view of the above observation and directions, cases are adjourned to 14.05.2026.


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DR. GEETA RATHEE SINGH
[MEMBER]


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NADIM AKHTAR
[MEMBER]


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PARNEET S SACHDEV
[CHAIRMAN]