



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

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**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 29.04.2026.**

**Item No. 320.03**

**Consideration of the applications received by the Authority for Registration of New Projects.**

- (i) **Promoter:** GLM Infratech Pvt. Ltd.  
**Project Name:** "Amazon- The Defence County" a group housing colony being developed on land measuring 16.812 acres (having FAR of 93415.739 Sq. mtrs.) in Sector-30 Panchkula.  
**Temp Id:** RERA-PKL-2014-2026.  
**Present:** Sh. Jyoti Sidana alongwith Sh. Rajeev Garg on behalf of promoter.

1. This application is for registration of the real estate project namely; "Amazon- The Defence County" for which License No. 30 of 2009 dated 03.07.2009 valid upto 2.07.2013 and now renewed upto 02.07.2029 has been granted by Town and Country Planning Department, Haryana in favour of 33 individuals and M/s Bhoomi Infrastructure Company. This license is now renewed upto 02.07.2029 in favour of GLM Infratech Pvt. Ltd. (earlier known as Bhoomi Infrastructure Company).

2. The application was examined and following observations were conveyed on 08.04.2026:

- i. Legible and complete copy of license has not been submitted.
- ii. Since license has been granted in name of some individuals and Bhoomi Infrastructure Company, therefore, the promoter should explain in what capacity he is applying for registration of present project. Complete powers alongwith the consideration model between the promoter and licencees be submitted by way of registered collaboration agreement and power of attorney.
- iii. Net worth certificate of Sh. SS Deswal is not in order since it doesnot reflect net worth in the end.



(24)

- iv. Payment plan has not been submitted. It should reflect the quantum of charges to be taken by the company from the allottees at the time of possession.
- v. Proofs of payments have not been enclosed.
- vi. Since Temp Id 59-2018 was returned to the promoter, 5% charges on account of processing charges have not been submitted.
- vii. The promoter should apply for FAR of the project under land area of the project in Part B.
- viii. Figures of total land of the project in Part B and C are not reconciling.
- ix. No default certificate has not been filed in original.
- x. Projected cash inflows and outflows of the project be submitted.
- xi. Balance sheet for the year 2024-25 reflects the term loan of ₹ 10,632.14 lakhs. However, CA certificate mentions that no loan is pending as on date. This needs to be reconciled.
- xii. Carpet area of the apartments alongwith the unit area and other details be submitted.
- xiii. Board Resolution authorising Sh. SS Deswal should be signed by all the directors.
- xiv. Letter of approval of zoning plan has not been submitted.
- xv. Building plans have been approved on 13.03.2026 for Block A, B, C, D, E, F, G, H, J and Guard room. However, no approved copy of building plans of this group housing colony have been enclosed with the application.
- xvi. Registration fee could be computed only after the site plan is submitted.
- xvii. Since application has been filed as an ongoing project. The promoter is liable to pay late fee as per resolution of the Authority dated 26.08.2019 (Item No. 65.9)
- xviii. Architect/Structural Engineer engagement letter be submitted.

3. The promoter vide replies dated 23.04.2026 and 29.04.2026 has complied with all the observations mentioned above except at (ii) and (xvii), about which he has stated that Bhumi Infrastructure Company has now purchased the complete licensed land. Since Bhumi Infrastructure Private Limited is now GLM Infratech (P) Ltd therefore they have requested DTCP vide letter dated 16/20.04.2026 to remove the name of the individual licencees from the license.

As regards (xvii), registration fee as per the site plan has been computed as ₹ 16,38,037/- and late fee as per resolution of the Authority dated 26.08.2019 (Item No. 65.9) amounts to ₹ 1,22,85,277/-. The promoter vide reply dated 23.04.2026 has informed that they have deposited an amount of ₹ 20,42,881/- vide DD No 60852 dated 31.07.2017 of ₹11,91,000/- and DD No. 62640 dated 20.06.2018 of ₹ 8,51,881/- both drawn on Axis Bank. Further, an amount of ₹1,02,145/- was paid as processing charges. Sh. Jyoti Sidana and Sh. Rajeev appearing on behalf of promoter informed that they will deposit the deficit fee amounting to ₹ 1,01,40,251/- before the issuance of registration certificate.



4. After consideration, the Authority found the project fit for registration subject to the following special conditions:

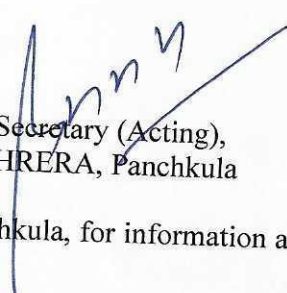
- i. The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no flats/apartments shall be sold. The Promoter is also directed to issue a public notice of size 3 x 3 (inches) (in two newspapers widely circulated in the area including one in Hindi) indicating all three accounts i.e., 100%, 70% and 30% account under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
- ii. The payment plan approved in Form REP-I, having quantum of all other charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA. No other charges, except those explicitly mentioned in the payment plan as submitted in the Authority, shall be payable by the allottees.
- iii. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- iv. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
- v. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with validity issued by the Authority. The QR code, RC number alongwith validity should be affixed on the top-right corner on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.
- vi. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.
- vii. That any change in the communication address shall be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in Form REP-I.




- viii. The promoter has submitted a list of 415 allottees who have already executed BBA's. The remaining 206 units (as and when booked/sold) shall be covered by the new payment plan uploaded on the website.
- ix. The promoter is directed to submit a copy of the updated license (showing GLM Infratech (P) Ltd. as the licensee for the entire land measuring 16.812 acres) within a period of 90 days from the issuance of this registration certificate failing which this registration certificate shall be deemed to have been withdrawn.
5. Payment Plan be uploaded online on the web portal. Corrections be made in Part B as per reply dated 23.04.2026.
6. Registration certificate be released after the said deficit fee amounting to ₹ 1,01,40,251/- is deposited by the promoter.
7. **Disposed of.** File be consigned to record room after issuance of registration certificate.




True copy

  
Secretary (Acting),  
HRERA, Panchkula

A copy of the above is forwarded to Advisor, HRERA Panchkula, for information and taking further action in the matter.

  
4/5/26

STP (on leave)

LA-Shybam  
  
4/5/26