

Ritesh Sharma vs GLS Infratech Pvt. Ltd.
C.M. No. 1353 of 2025
In Appeal No. 581/2025

Present: Mr. Suresh Kumar Yadav, Advocate,
for the appellant.

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Mr. Harishit Batra, Advocate along with Ms. Tanya Kanwal, Advocate and Ms. Himani Bhadoria, Advocate has put in appearance on behalf of the respondent (GLS Infratech Pvt. Ltd.) and filed Power of Attorney. Same is taken on record. Mr. Batra submits that he shall file Board Resolution in the Registry well in time before the next date of hearing. He prays for some time to seek instructions and address arguments.

Mr. Yadav has brought to the notice of this Bench that during the pendency of the complaint before the Authority, a stay order was operating, restraining the respondent from creating third party rights. As the complaint has been disposed of by the Authority, the stay order has ceased to exist. He, thus, apprehends that respondent may create third party rights during the pendency of the appeal. He, has, thus prayed for appropriate interim order to protect the rights of the allottees.

As the matter is being adjourned to another date on request of learned counsel for the respondent, we hereby direct that respondent-promoter (GLS Infratech Pvt. Ltd.) shall ensure that no third party rights are created on the plot in question during the pendency of the appeal. In case, same have been created, these would be subject to final outcome of this appeal and shall be governed by the doctrine of *lis pendens*.

A gist of this order shall be prominently displayed by the respondent-promoter on its web portal.

In exercise of powers vested in this Tribunal under Section 25(2) of the RERA Act, it is also directed that original files relating to the ten plots be produced before this Bench on the next date of hearing.

List on 27.10.2025.

Photocopy of this order be placed in files of appeals No.583, 586, 587, 614, 630, 631, 632, 683, 647 of 2025.

Justice Rajan Gupta
Chairman
Haryana Real Estate Appellate Tribunal

Dr. Virender Parshad
Member (Judicial)

Dinesh Singh Chauhan
Member (Technical)

29.09.2025
Manoj Rana