

**FORM 'M'****COMPLAINT TO REGULATORY AUTHORITY****Complaint under section 31 of the Act [See rule 36(1)]****For use of Regulatory Authority(s) office:**

Complaint Diary No: GCNo14572019UR  
 Date of filing: 03-Dec-2019  
 RERA Number: Un-Registered Project

**IN THE REGULATORY AUTHORITIES OFFICE (Name of place)****Between**

SHAKUNTLA DEVI (SINCE DECEASED) THROUGH  
 HER LR SUNIL KUMAR JOSHI Complainant(s)

SAHIL JOSHI through sunil kumar joshi (skjoshi56@yahoo.in, 9416900129)

**And**

HANUMANT BUILDERS AND LAND DEVELOPERS  
 THROUGH DIRECTOR Respondent(s)

SANJAY GARG DIRECTOR through LARAK PROJECTS PVT. LTD. (hanumantbuilders@yahoo.com, 9501583000)

**Details of claim:****(1) Particulars of the complainant(s)**

(i) Name of the complainant SHAKUNTLA DEVI (SINCE DECEASED) THROUGH HER LR SUNIL KUMAR JOSHI

(ii) Address of the existing office / residence of the complainant

Address Line 1	F.NO. 404 GHS 43	Address Line 2	SECTOR 20 PANCHKULA
District & State	Panchkula , Haryana	Pin Code	134116
Email Address	<a href="mailto:skjoshi56@yahoo.in">skjoshi56@yahoo.in</a>	Mobile Number	9416900129

(iii) Address for service of all notices

Address Line 1	404 GHS 43	Address Line 2	SECTOR 20 PANCHKULA
District & State	Panchkula , Haryana	Pin Code	134116

**Additional complainant details**

(i) Name SAHIL JOSHI through sunil kumar joshi

(ii) Address of the existing office / residence of the complainant

Address Line 1	flat no 404 GHS 43	Address Line 2	Sector 20 panchkula
District & State	Panchkula , Haryana	Pin Code	134116
Email Address	<a href="mailto:skjoshi56@yahoo.in">skjoshi56@yahoo.in</a>	Mobile Number	9416900129

(iii) Address for service of all notices

Address Line 1	flat no 404 GHS 43	Address Line 2	Sector 20 panchkula
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**Shakuntla Devi**

**Vs.**


**Hanumant Builders and Land Developers**

**(Unregistered project)**

Present:- Sh. S.K. Joshi, representative for the complainant.  
None for the respondent.

The complainant is in possession of the said apartment since 2012 based on a sole agreement with one Sh. Tilak Prakash. The title was transferred in favour of his son Sahil Joshi and mother late Smt. Shakuntla Devi on 20.05.2013. The complainant is already in litigation with the respondent in regards to various issues and has even got an FIR registered against him at Panchkula. He has alleged that the respondent is illegally asking him for payment of Rs.1.4 lakhs as transfer fee for transfer of legal title from his deceased mother to his name. He further made a submission that he has already moved an application to DC Mohali for getting the conveyance deed executed and suitable directions have been issued to the concerned SDM and Sub Registrar. He has sought relief of execution of conveyance deed in his favour on the death of his mother Smt. Shakuntla Devi on 12.12.2017. The matter relates to transfer of legal title on the death of the original owner and conveyance deed to be executed as per laid down procedure in this regard. This is not the appropriate forum for deciding the issue relating to title deed/legal heir and also execution of conveyance deed which is purely within the ambit of concerned revenue authorities and the sub-registrar of the concerned area. The complainant has miserably failed to provide any evidence in respect of any violations/contravention of any of the provisions of Act and Rules made thereunder. Accordingly, the complaint is hereby dismissed being devoid of merits and not maintainable before this Authority.

**Chandigarh**  
**Dated: 09.07.2020**

  
**(SANJIV GUPTA)**  
**Member** 09/07/20  
**RERA, Punjab**