

**BEFORE THE CHAIRPERSON, REAL ESTATE REGULATORY
AUTHORITY, PUNJAB**

Complaint No.56 of 2017

Date of Decision 06.03.2018

Des Raj Mangal, 4, Professor Colony, Choti Line, Yamuna Nagar
135001

....Complainant

Versus

1. Taneja Developers and Infrastructure Limited, 9, Kasturba Gandhi Marg, New Delhi 110001 through Chairman-cum-Managing Director
2. Taneja Developers and Infrastructure Limited through c/o SCO 144-145, 200 Ft Air Port Road, Sector 117, Mohali, Punjab.

.... Respondents

Present : Shri S.K. Gupta Advocate for the complainant.
Shri Ashish Kumar, Legal Manager on behalf of respondents.

ORDER

This is a complaint filed in Form 'M' by the complainant against the respondent alleging that there had been undue delay in handing over the possession of the apartment booked by the complainant and claiming that the amount deposited may be returned along with interest thereon.

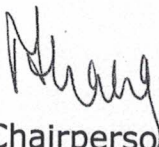
2. Notice of the complaint was served on the respondent who appeared and submitted a short reply. In this reply, it has been pointed out that the respondent had already obtained a completion certificate in October 2015 for that part of its project in which the complainant's apartment was located. Since the completion certificate

had already been received, this project has not been registered with this Authority and the complaint would not be maintainable.

3. When the case was taken up for consideration, Shri S.K. Gupta, counsel for the complainant reiterated the contents of the complaint and argued that the complainant had been made to suffer for a long time without any fault, and should therefore be compensated by return of his money along with interest thereon. The representative of the respondent, on the other hand, contended that the complaint was not maintainable.

4. I have considered the rival contentions and am bound by the decision of the full Authority in the case of "*Bikramjit Singh Vs. H.P.Singh*" (Complaint No.3 of 2017) which is to the effect that the Authority has no jurisdiction to hear complaints in relation to projects which have not been registered with this Authority. The current project is admittedly not registered with this Authority. This complaint is accordingly rejected as not maintainable.

Announced.


Chairperson
Real Estate Regulatory Authority
Punjab