

REAL ESTATE APPELLATE TRIBUNAL, PUNJAB
SCO No. 95-98, Bank Square, P.F.C Building, Sector-17-B, Chandigarh

Subject: -

Appeal No. 29 of 2023

Mrs. Anjali Verma R/o Flat No.702 Block-D3, Maya Garden
City Zirakpur, District Sahibzada Ajit Singh Nagar, Mohali,
Punjab.

...Appellant

Versus

Barnala Builders, Maya Garden Magnesia, Village
Singhpura, Chandigarh-Delhi Highway, Zirakpur, District
Mohali, Punjab-140603

....Respondent

Memo No. R.E.A.T./2024/ 45

To,

REAL ESTATE REGULATORY AUTHORITY, PUNJAB 1ST FLOOR,
BLOCK B, PLOT NO.3, MADHYA MARG, SECTOR-18,
CHANDIGARH-160018.

Whereas appeal titled and numbered as above was filed before the Real Estate Appellate Tribunal, Punjab. As required by Section 44 (4) of the Real Estate (Regulation and Development) Act, 2016, a certified copy of the order passed in aforesaid appeal is being forwarded to you and the same may be uploaded on website.

Given under my hand and the seal of the Hon'ble Tribunal this **09th**
day of February, 2024.

Dhanraj Kumar

REGISTRAR

REAL ESTATE APPELLATE TRIBUNAL, PUNJAB

**BEFORE THE HON'BLE REAL ESTATE APPELLATE TRIBUNAL,
PUNJAB, AT CHANDIGARH**

APPEAL NO. 29 OF 2023

(Arising out of Complaint No. ADC NO. 00302022TR-AUTH02182022

[Date of decision: 22.03.2023]

[RECEIVED ON: 05.04.2023]

MEMO OF PARTIES

Mrs. Anjali Verma r/o Flat no. 702 Block - D3, Maya Garden City
Zirakpur, District Sahibzada Ajit Singh Nagar, Mohali, Punjab.

Versus

Barnala Builders, Maya Garden Magnesia, village Singhpura,
Chandigarh-Delhi Highway, Zirakpur, District Mohali, Punjab - 140603.



PLACE: CHANDIGARH
DATE: 02/06/2023

Arif Qureshi
[ARIF QURESHI]
P-2740/2012

ADVOCATES COUNSEL FOR THE APPELLANT

Contact Details: 9888317942

Email ID: ARIFQURESHI40@GMAIL.COM

10
REAL ESTATE APPELLATE TRIBUNAL, PUNJAB AT CHANDIGARH

APPLICATION NO. 28 OF 2024
AND APPEAL NO. 29 OF 2023

Mrs. Anjali Verma
VERSUS
BARNALA BUILDERS, MAYA GARDEN MAGNESIA

Present: - Mr. Arif Qureshi, Advocate for Appellant.

The appellant has impugned the Order dated 02.03.2023 passed by the Real Estate Regulatory Authority (hereinafter known as the Authority).

The complaint preferred by the appellant with a grievance that the occupation certificate has not been obtained was dismissed as premature as the Authority recorded that the date of completion of the entire project was yet to materialize. Evidently, the appellant's rights to pursue the same grievance in the event of it subsisting after the due date of completion of the project has not been foreclosed. Therefore, the present appeal against the impugned order is without any merit and thus is dismissed.

However, as observed, the appellant's rights to pursue a fresh complaint by incorporating all the grievances including the one that were raised in the earlier complaint from where the impugned order has resulted, are not foreclosed. She would thus be at liberty to raise her grievances before Authority in this fresh complaint that she may file if so advised.

Needless, to say anything mentioned in the impugned order by the authority shall not be taken into account while answering the fresh complaint, should it be filed by the appellant.

Sd/-
JUSTICE MAHESH GROVER (RETD.)

CHAIRMAN

Sd/-
S.K. GARG, D.&S. JUDGE (RETD.)
MEMBER (JUDICIAL)

February 05, 2024

SR

Certified To Be True Copy

Shanesh Kumar
Registrar
Real Estate Appellate Tribunal Punjab
Chandigarh
09/02/2024