

Gurinder Singh Grover

Vs.

M/s. Impact Sare Magnum Township (P) Ltd.


Present:- Sh. Ravinder Rana, Advocate alongwith Complainant in person.
Sh. Rajesh Sethi and Sh. Gursharan Singh Syal, Authorized Representative on behalf of respondent.

The authorized representatives of the respondent pointed out that the complaint filed by the complainant pertains to a project which is not registered with this Authority, on account of project having been completed and issuance of a completion certificate No. M.T.P/1621 Dated 24.12.2012 by Municipal Town Planner, Municipal Corporation, Amritsar. They further pointed out that the complainant has wilfully mentioned wrong RERA Registration No.PBRERA-ASR02-PR0071 which actually pertains to another project of theirs.

The complainant admitted the above but still wanted further proceedings in the matter U/s. 31 of the Real Estate (Regulation & Development) Act, 2016. The Authority in a similar matter **Bikramjit Singh and Others, Complaint No. 3 of 2017**, held on 13.12.2017 that a complaint shall not be maintainable in relation to the projects which are not registered with the Authority. The Hon'ble Bombay High Court has also held in its judicial pronouncement No. 2737 of 2017 dated 06.12.2017 in case of **Neelkamal Realtors Suburbal Pvt. Ltd. and others Vs. Union of India and Others** that "*the Authority concerned would be dealing with the cases coming before it in respect of projects registered under RERA*".

In view of the above the complaint is dismissed being not maintainable. File be consigned to record room and copy of order be provided, free of cost, to both the complainant and the respondent.

Dated: 28.11.2018


(Sanjiv Gupta)
Member 28/11/18