

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

Date of Decision 02.04.2019

Complaint No.GC-1030 of 2018

1. Bee Gee Buildtech, SCF 44-45, Ist Floor, Sector 9,  
Panchkula, Haryana 134108.
2. Consolidated Maintenance Company through its Sole  
Proprietor Shri Dinesh Kumar, SCO No.197, Cabin No.4,  
Second Floor, Sector 16, Panchkula, Haryana 134108

....Complainants

Versus

BEFORE THE CHAIRPERSON, REAL ESTATE REGULATORY  
Kalinga Ketan Naik, House No.3359, First Floor, Sector 71,  
Sahibzada Singh Nagar (Mohali) Punjab 160071

Date of Decision 02.04.2019

.... Respondent

Present : Shri Savinder Singh Gill, Advocate with Shri Hoshiar  
Chand Advocate, for complainants  
None for respondent.

**ORDER**

This order will decide a complaint filed against the respondent for non payment of monthly maintenance charges by the latter, in violation of agreement dated 28.02.2015 entered into between the parties.

2. It is alleged in the complaint that the respondent was an allottee of Flat No.B-103 in Tower 'B' of the real estate project 'Palm Village' developed in Mohali by complainant no.1; and upon taking possession had signed an agreement on 28.02.2015 with complainant no.2 for payment of Rs.1.50 per sq. feet of super area as monthly maintenance charges. However, the respondent had failed to deposit the monthly maintenance

charges and a sum of Rs.57,389/- has become due on this account, necessitating the filing of present complaint.

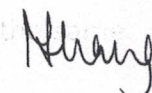
3. Notice of the complaint was ordered to be issued to the respondent on 25.10.2018 asking for his appearance on 27.11.2018. The notice was delivered through registered post on 25.01.2019. However, nobody appeared in response to the notice and the respondent was accordingly proceeded against *exparte* vide order dated 12.02.2019.

4. When the matter was taken up for arguments on 26.03.2019, Shri Savinder Singh Gill, Counsel for the complainants, reiterated the contents of the complaint. He pointed out that the factum of the respondent having purchased a flat in the project 'Palm Village', and then having entered into agreement with complainant no.2 for payment of monthly maintenance charges had been established on the record. However, the respondent had defaulted in payment of the charges and should therefore be directed to deposit the same.

5. I have considered these contentions and find that the documents available on file are enough to corroborate the allegations made in the complaint. There is no rebuttal of any kind to these averments. The complaint can therefore safely be held to have been proved.

6. As a result of above discussion, the complaint is accepted and the respondent is directed to pay a sum of Rs.57,389/- within a period of 2 months from the date of receipt of this order.

Announced.



Chairperson  
Real Estate Regulatory Authority  
Punjab