

**REAL ESTATE APPELLATE TRIBUNAL, PUNJAB,
SAS NAGAR (MOHALI)**

Appeal No. 75 of 2019

M/s KBC Realtors Pvt. Ltd, Manaco Farms, VPO
Mansuran, Tehsil and District Ludhiana.

....Appellant

Versus

Real Estate Regulatory Authority, Punjab, First Floor,
Block-B, Plot No.3, Sector 18-A, (Near Govt. Press UT),
Madhya Marg, Chandigarh-160018.

....Respondent

Present: Mr. Sarabjeet Singh, Advocate for the appellant.
Mr. Mohd. Sartaj Khan, Assistant Manager Legal
o/o the Real Estate Regulatory Authority, Punjab.

QUORUM: JUSTICE MAHESH GROVER (RETD.), CHAIRMAN

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JUDGMENT: (Mahesh Grover (J) (Retd): (oral)

The appellant is impugning the order dated 02.04.2019 of the Real Estate Regulatory Authority, Punjab. The Authority noticed that application for registration of the project was not followed up appropriately by the appellant and consequently it observed in para 4 of the order dated 02.04.2019 that "*the promoter has not bothered to reply to the Authority's observations for the last 9 months, despite regular follow-up. It is therefore clear that the promoter is no longer interested in registering the above real estate project with this Authority. There is no option therefore but to reject the application for registration of project Platinum City*".



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Therefore it was held in view of the rejection, the appellant cannot legally sell residential/commercial plots or shops in the above noted project. The directions were issued to the Sub Registrar, Ludhiana West in this regard.

When this appeal came up for hearing on 22.07.2019, this Court noticed the plea raised by the appellant that it is willing to remove the objections that the Real Estate Regulatory Authority, Punjab has raised regarding the registration of the project.

Although there is no infirmity in the impugned order, this Court granted the promoter an opportunity to file an affidavit stating that he has removed all the shortcomings within a period of 3 ½ months from that date i.e. 22.07.2019. The matter was therefore adjourned for a period of three months.

Today when the appeal came up for hearing the learned counsel for the appellant states that he was able to remove certain objections but fresh ones have been raised by the Real Estate Regulatory Authority, Punjab.

This is not a satisfactory state of affairs. Evidently the appellant lacks in his endeavour to get the project registered in accordance with law. This is precisely what the Real Estate Regulatory Authority had also noticed in the impugned order.



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There is no reason to disagree with the observations made by the Real Estate Regulatory Authority, Punjab in the impugned order. Consequently, the appeal is held to be without any merit and the same is dismissed.



January 22, 2020
AN

Sd/-

JUSTICE MAHESH GROVER (RETD.)

CHAIRMAN

Certified To Be True Copy

Sushajay
Registrar
Real Estate Appellate Tribunal Punjab
Chandigarh