

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

Subject: -

<b>Appeal No. 71 of 2022</b> <b>M/s Country Colonisers Pvt. Ltd.</b> <b>Versus</b> <b>Jasvinder Singh</b>	<b>Appeal No. 72 of 2022</b> <b>M/s Country Colonisers Pvt. Ltd.</b> <b>Versus</b> <b>Krishan Kumar</b>
<b>Appeal No. 73 of 2022</b> <b>M/s Country Colonisers Pvt. Ltd.</b> <b>Versus</b> <b>Sweety Sharma</b>	

Memo No. R.E.A.T./2022/ 251

To,

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

Whereas appeals 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 appeals 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 31<sup>st</sup> day of May, 2022.

*Taranend Kumar*

REGISTRAR

REAL ESTATE APPELLATE TRIBUNAL, PUNJAB



**BEFORE THE REAL ESTATE APPELLATE TRIBUNAL, PUNJAB**

Appeal No. 71 of 2022

In Complaint No. AdC No. 1501 of 2019  
BF TR

**MEMO OF PARTIES**

M/s Country Colonisers Pvt. Ltd., Sector 85, SAS Nagar, Mohali, Punjab,  
through its authorized signatory/representative Sh. Jaisal Jit Singh.

**...Appellant**

**Versus**

Jasvinder Singh, resident of '594/4, Bishanpura, Zirakpur, District  
Sahibzada, Ajit Singh Nagar (Mohali), Punjab' and also at 'House No.102,  
Sector 10A, Chandigarh-160011'.

**...Respondent**

DATE: 09.05.2022  
PLACE: Chandigarh

(Tejeshwar Singh, Dewangana Chhillar and Surabhi Grover)  
P/1355/2015 D/417/2016 D/6835/2017  
Advocates

**COUNSEL FOR THE APPELLANT**



**BEFORE THE REAL ESTATE APPELLATE TRIBUNAL, PUNJAB**

Appeal No. 72 of 2022

In Complaint No. AdC No. 1081 of 2019  
BF TR

**MEMO OF PARTIES**

M/s Country Colonisers Pvt. Ltd., Sector 85, SAS Nagar, Mohali, Punjab,  
through its authorized signatory/representative Sh. Jaisal Jit Singh.

**...Appellant**

**Versus**

Krishan Kumar, resident of House no. 125, Bank Colony, Patiala.

**...Respondent**

DATE: 09.05.2022  
PLACE: Chandigarh

*Supra*  
(Tejeshwar Singh, Dewangana Chhillar and Surabhi Grover)  
P/1355/2015      D/417/2016      D/6835/2017  
Advocates  
COUNSEL FOR THE APPELLANT



**BEFORE THE REAL ESTATE APPELLATE TRIBUNAL, PUNJAB**

Appeal No. 73 of 2022  
In Complaint No. AdC No. 1228 of 2019  
BF TR

**MEMO OF PARTIES**

M/s Country Colonisers Pvt. Ltd., Sector 85, SAS Nagar, Mohali, Punjab,  
through its authorized signatory/representative Sh. Jaisal Jit Singh.

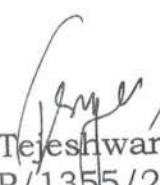
**...Appellant**

**Versus**

Sweety Sharma, resident of 'House no. 118, Sector 70, Sahibzada Ajit  
Singh Nagar, Mohali, Punjab'.

**...Respondent**

DATE: 09.05.2022

  
(Tejeswar Singh, Dewangana Chhillar and Surabhi Grover)  
P/1355/2015 D/417/2016 D/6835/2017

Advocates

COUNSEL FOR THE APPELLANT



**BEFORE THE REAL ESTATE APPELLATE TRIBUNAL,  
PUNJAB, AT CHANDIGARH**

Appeal No. 71 of 2022 M/s Country Colonisers Pvt. Ltd. Versus Jasvinder Singh	Appeal No. 72 of 2022 M/s Country Colonisers Pvt. Ltd. Versus Krishan Kumar
Appeal No. 73 of 2022 M/s Country Colonisers Pvt. Ltd. Versus Sweety Sharma	

**Present:** Mr. Tejeshwar Singh, Advocate for the appellant.

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**CORAM: JUSTICE MAHESH GROVER (RETD.), CHAIRMAN  
SH. S.K GARG DISTRICT AND SESSIONS JUDGE (RETD.)  
ER. ASHOK KUMAR GARG, C.E. (RETD.), MEMBER  
(ADMINISTRATIVE/TECHNICAL)**

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**JUDGMENT/ORDER: (Justice Mahesh Grover (Retd.))**

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1. After arguing at length, learned counsel for the appellant prays for permission to withdraw these appeals.
2. While granting him permission to do so, we make it clear that the impugned order passed by the Authority is absolutely correct in interpretation of the orders passed earlier by us, while remanding the matter back.



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3. Learned counsel for the appellant has referred to our earlier order to emphasize on words "In case, such applications are moved, the same shall be decided expeditiously". Our intention was not to insist on separate applications and even if a litigant makes a simple application with additional facts as are required to be pleaded, while moulding his reliefs appropriately that ought to be sufficient. Procedures are hand-maiden of justice and should be intended to enhance quality of justice and not to impede it and we notice from the impugned order that the Authority has exercised such judiciousness.
4. It is not essential to push the allottee into throes of another round of litigation or a procedural abyss. We leave it open to the Authority to simplify procedures considering that the matters have been remanded back purely on the issue of jurisdiction and therefore segregating the grievances, whether in Form-M or N is merely a technical formality, which should not impede the redressal of the core grievance of a litigant. It has to be kept in mind that



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the litigant has already spent considerable time and thus it would be highly undesirable to adopt a course, which leads to further delay, particularly when both the parties are alive to the grievances and have also addressed them. That apart the language of Form M and N do not suggest any wide discrepancy in pleading of facts and eventually it is only the relief clause that sets it apart from each other.

5. The plea of the appellant is intended to create unwarranted hurdle in the adjudicatory process and thus needs to be discouraged.
6. This is precisely, what the Authority has done and in the right spirit of the Act, which is a beneficial legislation. Besides, the orders of the Hon'ble Supreme Court in **M/s. NEWTECH PROMOTERS AND DEVELOPERS PVT. LTD. VERSUS STATE OF UP & ORS.ETC.**, which we have followed while remanding the matters back clearly envisage that the Authority itself can segregate the reliefs in ~~Form~~ Form M and N and allocate it to the Authority or the Adjudicating Officer as the case may be. We



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also understand that there is a circular in this regard by the Authority after the judgment of the Hon'ble Supreme Court implying that it is alive to the situation.

7. The appeals are therefore held to be without merit, but since the appellant has made a prayer not to press them, we dismiss them as not pressed.
8. File be consigned to record room and a copy of this be communicated to the parties as well as to the Real Estate Regulatory Authority, Punjab.

*Sd/-*  
JUSTICE MAHESH GROVER (RETD.)  
CHAIRMAN

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

*Sd/-*  
ER. ASHOK KUMAR GARG, C.E. (RETD.)  
MEMBER (ADMINISTRATIVE/ TECHNICAL)

May 16, 2022

AN



Certified To Be True Copy

*[Signature]*  
Registrar  
Real Estate Appellate Tribunal Punjab  
Chandigarh

31/05/2022