

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

Subject: -

APPLICATION NO. 110 OF 2021
APPLICATION NO. 83 OF 2021
APPLICATION NO. 124 OF 2021
IN APPEAL NO. 102 OF 2019
SURAJ PARKASH BAWEJA & OTHERS
Versus
THE MANAGING DIRECTOR, IRWO & OTHERS

Memo No. R.E.A.T./2021/ 399

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 dated 09.11.2021 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
15th day of December, 2021.



Shanesh Kumar
REGISTRAR
REAL ESTATE APPELLATE TRIBUNAL, PUNJAB

BEFORE THE REAL ESTATE APPELLATE TRIBUNAL, PUNJAB
FOREST COMPLEX, SECTOR 68, PHASE 10,
MOHALI, SAS NAGAR PUNJAB

APPEAL NO. 102 of 2019

Arising out of COMPLAINT NO.RERA/Pb/C-54/74
(Decided on 27.09.2019)

MEMO OF PARTIES

1. SURAJ PARKASH BAWEJA SON OF SH. MADAN MOHAN BAWEJA, RESIDENT OF B-8/102, RAIL VIHAR IRWO, AT VIP ROAD, ZIRAKPUR DISTRICT SAS NAGAR (PUNJAB)
2. AMARDEEP SINGH SON OF SH. HARDIP SINGH VIRK RESIDENT OF B-14/502 RAIL VIHAR IRWO, AT VIP ROAD, ZIRAKPUR DISTRICT SAS NAGAR (PUNJAB)
3. RAMESH KUMAR SON OF SH. BABU RAM RESIDENT OF B-11/201, RAIL VIHAR IRWO, AT VIP ROAD, ZIRAKPUR DISTRICT SAS NAGAR (PUNJAB)
4. VINEET GUPTA SON OF SH. KISHORI LAL GUPTA RESIDENT OF B-1/302, RAIL VIHAR IRWO, AT VIP ROAD, ZIRAKPUR DISTRICT SAS NAGAR (PUNJAB)
5. BALRAJ KHANEGWAL S/O LATE SH. RAM SAROOP R/O B-9/101, RAIL VIHAR IRWO, AT VIP ROAD, ZIRAKPUR DISTRICT SAS NAGAR (PUNJAB)
6. ANSHUL AGGARWAL S/O SH. HANS KUMAR R/O B-7/302, RAIL VIHAR IRWO, AT VIP ROAD, ZIRAKPUR DISTRICT SAS NAGAR (PUNJAB)



7. RAKESH ARORA S/O SH. KISHORE CHAND R/O B-8/202, RAIL VIHAR IRWO, AT VIP ROAD, ZIRAKPUR DISTRICT SAS NAGAR (PUNJAB)
8. PARVINDRA TIWARI S/O LATE SH. M.C. SHARMA R/O B-3/601, RAIL VIHAR IRWO, AT VIP ROAD, ZIRAKPUR DISTRICT SAS NAGAR (PUNJAB)
9. SATISH CHANDER S/O LATE SH. RAM PARSHAD R/O A-3/001, RAIL VIHAR IRWO, AT VIP ROAD, ZIRAKPUR DISTRICT SAS NAGAR (PUNJAB)
10. D.K. BAKSHI S/O SH. TELE CHAND BAKSHI R/O A-3/501, RAIL VIHAR IRWO, AT VIP ROAD, ZIRAKPUR DISTRICT SAS NAGAR (PUNJAB)
11. BALBIR S/O SH. JAI KARAN R/O B-6/301, RAIL VIHAR IRWO, AT VIP ROAD, ZIRAKPUR DISTRICT SAS NAGAR (PUNJAB)
12. RITESH NARULA S/O SH. HARBANS LAL NARULA R/O B-1/201, RAIL VIHAR IRWO, AT VIP ROAD, ZIRAKPUR DISTRICT SAS NAGAR (PUNJAB)
13. ANOOP KUMAR S/O SH. JAGDISH RAM R/O B-9/301, RAIL VIHAR IRWO, AT VIP ROAD, ZIRAKPUR DISTRICT SAS NAGAR (PUNJAB)
14. DESH RATTAN S/O SH. MANOHAR LAL R/O B-8/101, RAIL VIHAR IRWO, AT VIP ROAD, ZIRAKPUR DISTRICT SAS NAGAR (PUNJAB)
15. SANDEEP KUMAR S/O SH. SHAM SUNDER R/O B-9/202, RAIL VIHAR IRWO, AT VIP ROAD, ZIRAKPUR DISTRICT SAS NAGAR (PUNJAB)



62. RATTAN LAL KHULLAR S/O SH. THORU RAM R/O B-9/002, RAIL VIHAR IRWO, AT VIP ROAD, ZIRAKPUR DISTRICT SAS NAGAR (PUNJAB)
63. ASHOK KUMAR S/O SH. JHANS RAJ R/O B-13/201, RAIL VIHAR IRWO, AT VIP ROAD, ZIRAKPUR DISTRICT SAS NAGAR (PUNJAB)
- ✓ 64. RAMINDER KAUR D/O BACHAN SINGH R/O C-13/101, RAIL VIHAR IRWO, AT VIP ROAD, ZIRAKPUR DISTRICT SAS NAGAR (PUNJAB)

...Appellant(s)

VERSUS

1. THE MANAGING DIRECTOR, INDIAN RAILWAYS WELFARE ORGANIZATION RAILWAYS OFFICE COMPLEX, BEHIND SHANKAR MARKET, NEW DELHI – 110001
2. THE DIRECTOR TECHNICAL, INDIAN RAILWAYS WELFARE ORGANIZATION, RAILWAYS OFFICE COMPLEX, SHIVA BRIDGE (MINTO BRIDGE), NEW DELHI – 110001
3. GENERAL MANAGER, INDIAN RAILWAYS WELFARE ORGANIZATION, RAIL VIHAR IRWO, AT VIP ROAD, ZIRAKPUR DISTRICT SAS NAGAR (PUNJAB)

...Respondent(s)

DETAILS OF CLAIM:

1. PARTICULARS OF THE APPELLANTS:

- (i) Name of the appellant: **Suraj Prakash Baweja and others**

As per the Memo of Parties

- (ii) Address of the existing office / residence of the appellant:

**ALL RESIDENT OF RAIL VIHAR IRWO, AT VIP ROAD,
ZIRAKPUR DISTRICT SAS NAGAR (PUNJAB)**



REAL ESTATE APPELLATE TRIBUNAL, PUNJAB AT CHANDIGARH

APPLICATION NO. 110 OF 2021
APPLICATION NO. 83 OF 2021
APPLICATION NO. 124 OF 2021
IN APPEAL NO. 102 OF 2019
SURAJ PARKASH BAWEJA & OTHERS

Versus

THE MANAGING DIRECTOR, IRWO & OTHERS
WITH

Present: - Mr. Mandeep Singh, Advocate for Mr. Rajeev Anand, Advocate for the appellant.
Mr. Gurdeep Singh, Project Engineer, IRWO, Chandigarh.
Mr. Vineet Gupta-co-appellant No.4 in person.
Mr. Ritesh Narula-co-appellant No.12 in person.
Ms. Raminder Kaur-co-appellant No.64 in person.

APPLICATION NO. 110 OF 2021

APPLICATION NO. 83 OF 2021

APPLICATION NO. 124 OF 2021

Present: - Applications No.110 of 2021, Application No.83 of 2021 and Application No. 124 of 2021 have been filed on behalf of co-appellant No. 4-Vineet Gupta, co-appellant No.12-Ritesh Narula and co-appellant No. 64-Raminder Kaur to withdraw from the appeal proceedings.

Mr. Gurdeep Singh, Project Engineer, IRWO, states that he has no objection to the withdrawal of the appeals by the applicants.

In view of above, prayer is allowed and the names of co-appellant No. 4-Vineet Gupta, co-appellant No.12-Ritesh Narula and co-appellant No. 64-Raminder Kaur are directed to be deleted from the array of the parties.



Certified To Be True Copy

Raminder Kaur
Registrar
Real Estate Appellate Tribunal Punjab
Chandigarh

15-12-2021

APPEAL NO. 102 OF 2019

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Learned counsel for the appellant contends that the matter is still pending before the Hon'ble Supreme Court, where, in the matter, relating to the State of Uttar Pradesh, arguments have been concluded and the judgment reserved, the outcome of which is likely to have a bearing on the present case as well.

In view of the above, adjourned to 30.11.2021.

APPEAL NO. 102 OF 2019

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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)

November 09, 2021

AN



Certified To Be True Copy

Shamsher Jais
Registrar
Real Estate Appellate Tribunal Punjab
Chandigarh

15-12-2021

JUSTICE MAHESH GROVER (RETD.)
CHAIRMAN

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

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

November 09, 2021

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