

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

Subject: -

**APPEAL NO. 246 OF 2020 (O&M)**

**PARAMJEET SINGH**

**VERSUS**

**GREATER MOHALI AREA DEVELOPMENT AUTHORITY**

**WITH**

**APPEAL NO. 19 OF 2021**

**GREATER MOHALI AREA DEVELOPMENT AUTHORITY**

**VERSUS**

**PARAMJEET SINGH**

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Memo No. R.E.A.T./2021/ 364

To,

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

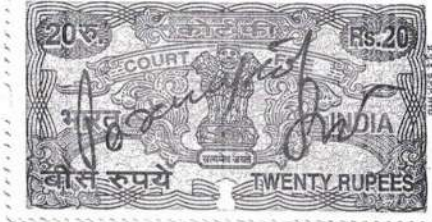
Whereas appeal titled and numbered as above was filed before the Real Estate Appellate Tribunal, Punjab. As required by Section 44 (4) of the Real Estate (Regulation and Development) Act, 2016, a certified copy of the order passed in aforesaid appeal is being forwarded to you and the same may be uploaded on website.

Given under my hand and the seal of the Hon'ble Tribunal this  
09<sup>th</sup> day of December, 2021.



*Tomar*  
REGISTRAR

**REAL ESTATE APPELLATE TRIBUNAL, PUNJAB**



IN THE REAL ESTATE APPELLATE TRIBUNAL  
PUNJAB, SAS NAGAR MOHALI.

Appeal No. 246 of 2020

**Memo of Parties**

Paramjeet Singh s/o Shri Gurdial Singh R/o 2240 LIG  
Flat, Sector 66, SAS Nagar, Punjab 160062

.... Appellant

Versus

Greater Mohali Area Development Authority, PUDA  
Bhawan, Sector 62, SAS Nagar (Mohali), Punjab -  
160062

.... Respondent



Place: SAS Nagar

Date: 15-04-20

Jagvinder Singh Santwal

Advocate

Counsel for the Appellant

BEFORE THE CHAIRMAN, REAL ESTATE  
APPELLATE, TRIBUNAL, PUNJAB, SECTOR-17  
CHANDIGARH

Civil Appeal No. 19 of 2021

**MEMO OF PARTIES**

Greater Mohali Area Development Authority, PUDA  
Bhawan, Sector 62, Sahibzada Ajit Singh Nagar  
(Mohali), Punjab-160062.

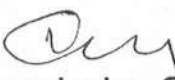
..... Appellant

Versus

1. Paramjeet Singh S/o Sh. Gurdial Singh R/o 2240,  
LIG Flats, Sector-66, SAS Nagar(Mohali), Punjab  
160062.

2. Real Estate Regulatory Authority Punjab, Plot No. 3,  
Block-B, Madhya Marg, Sector-18 A Chandigarh-  
160018

... Respondents

  
(Bhupinder Singh)  
Advocate  
Counsel for the Appellant

17/05/2021



REAL ESTATE APPELLATE TRIBUNAL, PUNJAB AT CHANDIGARH

APPEAL NO. 246 OF 2020 (O&M)

PARAMJEET SINGH

VERSUS

GREATER MOHALI AREA DEVELOPMENT AUTHORITY

WITH

APPEAL NO. 19 OF 2021

GREATER MOHALI AREA DEVELOPMENT AUTHORITY

VERSUS

PARAMJEET SINGH

\*\*\*

**Present: -** Mr. Jagvinder Singh Santwal, Advocate for the appellant in Appeal No. 246 of 2020 and for respondent in Appeal No.19 of 2021.  
Mr. Balwinder Singh, Advocate with Mr. Bhupinder Singh, Advocate for the appellant in Appeal No. 19 of 2021 and for respondent in Appeal No. 246 of 2020.

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In this appeal order dated 30.06.2020 passed by the Authority has been impugned. The grievance of the appellant flows from the observations made in Para 7 of the appeal whereby while granting interest, a grace period is allowed as a benefit to the respondent thereby reducing the period of consequential benefit of interest to the appellant. The time from which the interest has been granted has been taken as 17.11.2018, whereas it ought to have been from November, 2017.

No justification is seen in the order as to why a grace period of one year has been allowed to the respondents except to say that it is attributed to the functioning of the respondent.



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*Bhanendra Kumar*  
Registrar  
Real Estate Appellate Tribunal Punjab  
Chandigarh

2

To our minds this would be adding premium to the inefficiency of the respondent and such a reasoning cannot be sustained.

Consequently the impugned order is set aside and the appellant is held entitled to interest from November, 2017 more particularly when the respondents have failed to indicate any material that would justify the reduction of the period or grant of 1 year as a grace period.

With the aforesaid observations, the appeal stands disposed of holding the appellant entitled to interest from November, 2017.

The delay of 38 days in filing the Appeal No. 246 of 2020 stands condoned in view of the observations made by the Hon'ble Supreme Court in *Suo Motu Writ Petition (Civil) No. 3 of 2020*.

Photocopy of this order be placed in connected case.

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 30, 2021

AN



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Registrar  
Real Estate Appellate Tribunal Punjab  
Chandigarh