

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

Subject: -

APPLICATION NO. 07 OF 2022

APPEAL NO. 06 OF 2022

DALJIT SINGH DINGRA

VERSUS

BAAZ CONSTRUCTIONS PRIVATE LIMITED & OTHERS

Memo No. R.E.A.T./2022/ 32

To,

**REAL ESTATE REGULATORY AUTHORITY, PUNJAB 1ST
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
20th day of January, 2022.

Shaminder Kumar

REGISTRAR

REAL ESTATE APPELLATE TRIBUNAL, PUNJAB



28/12/2021/468
[Signature]

- 3 -

**IN THE REAL ESTATE APPELLATE TRIBUNAL, (PUNJAB) AT
CHANDIGARH**

IN THE MATTER OF

Daljit Singh Dingra S/o Sh. Ramanand Dingra

....

Appellant

VERSUS

Baaz Constructions Private Limited, & Others

.....

Respondents

MEMO OF PARTIES

Daljit Singh Dingra S/o Sh. Ramanand Dingra

R/o House Number 18, Sunny Enclave Premium,

Near DMW Colony, Patiala-147003

.... Appellant

VERSUS

1. Baaz Constructions Private Limited,
SCO-341-342, Sector-34A, Chandigarh.

2. Bajwa Developers Limited,
SCO-17-18, Sunny Enclave,
Kharar, Sahibzada Ajit Singh Nagar,

3. M/S B. B. Devlopers
Head Office at Sunny Enclave,
Desumajra, Kharar, Distt. Mohali

4. Jarnail Singh Bajwa S/o S. Bishan Singh
r/o House Number 1126, Phase 9, Mohali

..... Respondents



REAL ESTATE APPELLATE TRIBUNAL, PUNJAB AT CHANDIGARH

APPLICATION NO. 07 OF 2022

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DALJIT SINGH DINGRA

VERSUS

BAAZ CONSTRUCTIONS PRIVATE LIMITED & OTHERS

Present: - Mr. Daljit Singh Dingra in person.

Case taken up through video conferencing.

We have perused the impugned order and find that as on today there is no adverse order against the appellant. The question, that he has raised about M/s Baaz Constructions being treated as a promoter despite being a land owner is yet pending adjudication before the Authority, it has been observed by the Authority in Para 2 as below:-

"At the time of arguments on 04.03.2020, Sh. Dingra pointed out that M/s Baaz Constructions Pvt. Limited were still the owners of the same land of the project and should also be treated as a promoter. The Authority is separately examining this question of whether to treat land owners, as distinct from the developer, as joint promoters of the project? It is accordingly directed that once a decision on this question is arrived, at present case should also be examined in that light and M/s Baaz Constructions Pvt. Limited included as joint promoter, if necessary."

Since the grievance of the appellant has not been addressed conclusively in view of the pendency of a similar issue before the Authority itself, we are of the opinion that the



APPEAL NO. 08 OF 2022

2

present appeal is misconceived. We therefore, dispose it off but with a direction that once the primary issue as referred to in Para 2 of the impugned order is decided by the Authority, it shall issue notice to the appellant and after giving him an opportunity to raise all the issues that he may desire to do so as raised in his original complaint, dispose of his complaint.

Disposed of.

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)

January 10, 2022

AN



Certified To Be True Copy

Shamsher Singh
Registrar
Real Estate Appellate Tribunal Punjab
Chandigarh

20-1-2022