

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

Subject: -

APPEAL NO. 193 of 2022

1. Naresh Kumar, S/o Sh. Birbal Das, R/o House No.159, Phulkian Enclave, Patiala.
2. Babita Rani, W/o Naresh Kumar, R/o House No.159, Phulkian Enclave, Patiala.

...Appellants

Versus

1. Punjab Urban Planning & Development Authority, through its Chief Administrator, PUDA Complex, Urban Estate, Phase-II, Patiala;
2. Estate Officer, Punjab Urban Planning & Development Authority, PUDA Complex, Urban Estate, Phase-II, Patiala.

....Respondents

Appeal No.194 of 2022

1. Ranjiv Singla, S/o Sh. Rachna Ram, R/o House No.263, Street No.4, Ward No.4, Gopal Nagar, Sunam, District Sangrur, Punjab.
2. Sanjiv Singla, S/o Sh. Rachna Ram, R/o House No.263, Street No.4, Ward No.4, Gopal Nagar, Sunam, District Sangrur, Punjab.

...Appellants

Versus

1. Punjab Urban Planning & Development Authority, through its Chief Administrator, PUDA Complex, Urban Estate, Phase-II, Patiala;
2. Estate Officer, Punjab Urban Planning & Development Authority, PUDA Complex, Urban Estate, Phase-II, Patiala.

....Respondents

Appeal No.195 of 2022

1. Jasdeep Singh, R/o House No.72-A, Bharpur Garden, Patiala, Punjab-147001.
2. Jaspreet Singh, R/o House No.72-A, Bharpur Garden, Patiala, Punjab-147001.



3. Tejinder Kaur, R/o R/o House No.72-A, Bharpur Garden, Patiala, Punjab-147001.
4. Arneet Kaur, R/o House No.72-A, Bharpur Garden, Patiala, Punjab-147001.

...Appellants

Versus

1. Punjab Urban Planning and Development Authority, Patiala, through its Estate Officer, Address at Room No.314, III Floor, PUDA Bhawan, Sector 62, Mohali-160062.
2. Punjab Urban Planning & Development Authority, Patiala through its Chief Administrator, Address at Room No.102, Ist Floor, PUDA Bhawan, Sector 62, Mohali-160062.

....Respondents

Appeal No.196 of 2022

1. Husandeep Bansal, S/o Sh. Kapoor Chand Goyal, R/o Warach Colony, Samana, Distt. Patiala, Punjab.

...Appellant

Versus

1. Punjab Urban Planning & Development Authority, through its Chief Administrator, PUDA Complex, Urban Estate, Phase-II, Patiala.
2. Estate Officer, Punjab Urban Planning & Development Authority, PUDA Complex, Urban Estate, Phase-II, Patiala.

....Respondents

Memo No. R.E.A.T./2024/324

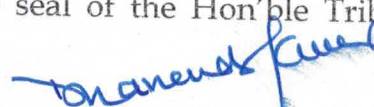
DT 8-8-2024

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 were 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 for be uploading the same on website.

Given under my hand and the seal of the Hon'ble Tribunal this 8th day of August, 2024.


REGISTRAR

REAL ESTATE APPELLATE TRIBUNAL, PUNJAB



THE REAL ESTATE APPELLATE TRIBUNAL, PUNJAB AT CHANDIGARH

APPEAL NO. 193 of 2022

1. Naresh Kumar, S/o Sh. Birbal Das, R/o House No.159, Phulkian Enclave, Patiala.
2. Babita Rani, W/o Naresh Kumar, R/o House No.159, Phulkian Enclave, Patiala.

...Appellants

Versus

1. Punjab Urban Planning & Development Authority, through its Chief Administrator, PUDA Complex, Urban Estate, Phase-II, Patiala;
2. Estate Officer, Punjab Urban Planning & Development Authority, PUDA Complex, Urban Estate, Phase-II, Patiala.

....Respondents

Appeal No.194 of 2022

1. Ranjiv Singla, S/o Sh. Rachna Ram, R/o House No.263, Street No.4, Ward No.4, Gopal Nagar, Sunam, District Sangrur, Punjab.
2. Sanjiv Singla, S/o Sh. Rachna Ram, R/o House No.263, Street No.4, Ward No.4, Gopal Nagar, Sunam, District Sangrur, Punjab.

...Appellants

Versus

1. Punjab Urban Planning & Development Authority, through its Chief Administrator, PUDA Complex, Urban Estate, Phase-II, Patiala;
2. Estate Officer, Punjab Urban Planning & Development Authority, PUDA Complex, Urban Estate, Phase-II, Patiala.

....Respondents

Appeal No.195 of 2022

1. Jasdeep Singh, R/o House No.72-A, Bharpur Garden, Patiala, Punjab-147001.
2. Jaspreet Singh, R/o House No.72-A, Bharpur Garden, Patiala, Punjab-147001.



APPEAL No.193, 194, 195 & 196 OF 2022

2

3. Tejinder Kaur, R/o R/o House No.72-A, Bharpur Garden, Patiala, Punjab-147001.
4. Arneet Kaur, R/o House No.72-A, Bharpur Garden, Patiala, Punjab-147001.

...Appellants

Versus

1. Punjab Urban Planning and Development Authority, Patiala, through its Estate Officer, Address at Room No.314, III Floor, PUDA Bhawan, Sector 62, Mohali-160062.
2. Punjab Urban Planning & Development Authority, Patiala through its Chief Administrator, Address at Room No.102, Ist Floor, PUDA Bhawan, Sector 62, Mohali-160062.

....Respondents

Appeal No.196 of 2022

1. Husandeep Bansal, S/o Sh. Kapoor Chand Goyal, R/o Warach Colony, Samana, Distt. Patiala, Punjab.

...Appellant

Versus

1. Punjab Urban Planning & Development Authority, through its Chief Administrator, PUDA Complex, Urban Estate, Phase-II, Patiala.
2. Estate Officer, Punjab Urban Planning & Development Authority, PUDA Complex, Urban Estate, Phase-II, Patiala.

....Respondents

Present: - Ms. Keerti Sandhu, Advocate for Mr. Jatin Bansal, Advocate for the appellant
Mr. Ashish Grover, Advocate for the respondent

CORAM: SH. S.K. GARG DISTT. & SESSIONS JUDGE (RETD.),
MEMBER (JUDICIAL)
DR. SIMMI GUPTA, IRS (IT), CHIEF COMMISSIONER OF
INCOME TAX (RETD.)

JUDGMENT: SH. S.K. GARG DISTT. & SESSIONS JUDGE (RETD.),
MEMBER (JUDICIAL) (ORAL)



APPEAL No.193, 194, 195 & 196 OF 2022

3

1. By this order we will dispose of four appeals bearing Nos.193, 194, 195 and 196 of 2022 titled as Naresh Kumar and another Versus Punjab Urban Planning and Development Authority and another, Ranjiv Singla and another Versus Punjab Urban Planning and Development Authority and another, Jasdeep Singh and Others Versus Punjab Urban Planning and Development Authority, Patiala and another and Husandeep Bansal Versus Punjab Urban Planning and Development Authority and another.
2. The learned counsel for both the parties have stated that the controversy raised in the present appeals are squarely covered by the ratio of the decision rendered by this Tribunal in Appeal No.60 of 2022 titled as Aman Sethi and another Versus M/s Dara Buildtech & Developers Limited and others.
3. The Real Estate Regulatory Authority, Punjab has dismissed the complaints on the ground that the project was unregistered.
4. We have elaborately dealt with this issue while disposing of Appeal No.60 of 2022 referred-above and looking at the limited controversy raised before us in the present appeals we are of the opinion that the ratio of the decision rendered in Aman Sethi's case (supra) would cover such a controversy as well.
5. Accordingly, the present appeals are disposed of with the same terms as Appeal No.60 of 2022 referred-above. Parties are directed to appear before the Real Estate Regulatory Authority, Punjab on 26.08.2024.



6. Files be consigned to record room.
7. Photocopies of this Order be placed on the connected files.

Sd/-

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

Sd/-

DR. SIMMI GUPTA, IRS (IT)
CHIEF COMMISSIONER OF INCOME TAX (RETD.)
MEMBER (TECH./ADMN.)

Certified To Be True Copy

Shanesh Paul
Registrar
Real Estate Appellate Tribunal
Chandigarh

Shruti Sh
8/8/2024



August 05, 2024
VSL