



Real Estate Regulatory Authority, Punjab

First Floor, Block-B, Plot No. 3, Sector-18 A, Madhya Marg, Chandigarh – 160018

Before the Real Estate Regulatory Authority, Punjab.

Phone No. 0172-5139800, email id: pschairrera@punjab.gov.in & pachairrera@punjab.gov.in

1. **Execution Application No.** :- 07/2024 in GC No. 1560/2020TR
2. **Name & Address of the Complainant** :- Consolidated Maintenance Company through its Sole Proprietor Shri Dinesh Kumar, SCO No. 197, Cabin No. Second Floor, Sector 16, Haryana – 134108.
3. **Name & Address of the Respondent** :-
 1. Sh. Sher Singh Sodhi,
 2. Ms. Reeta Sodhi,
 3. Sh. Parmod Kumar Sodhi

All residents of Flat No. 102, Tower-B, 1st Floor, Palm Village, Sector 126, S.A.S. Nagar, Mohali, Punjab-140301.

2nd Address: House No. 27, Price Avenue, Circular Road, Amritsar, Punjab-143001.
4. **Date of filing of Execution Application** :- 15.01.2024
5. **Name of Counsel for the complainant, if any.** :- Sh. Hoshiar Chand, Advocate
6. **Name of Counsel for the respondent, if any.** :- None for the respondent.
7. **Section and Rules under which order is passed** :- Section 40(1) of the RERD Act, 2016 r.w. Rule 24 and 25 of Pb. State RERD Rules, 2017 for execution of order dated 14.07.2021.
8. **Date of Order** :- 08.10.2025

Order u/s. 40(1) of Real Estate (Regulation & Development) Act, 2016 read with Rules 24 and 25 of Pb. State Real Estate (Regulation & Development) Rules, 2017.

The present application has been filed by the Applicant for execution of order dated 14.07.2021.



2. This Authority by way of an order u/s. 31 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred as the 'Act, 2016') dated 14.07.2021 has held in the case '*Consolidated Maintenance Company Vs. Sher Singh Sodhi & Ors*' in GC No. 1560/2020 that the respondent shall be liable to pay Rs.48,300/- on account of maintenance charges due upto 31.12.2019 alongwith interest at the rate of 9.30% per annum (i.e. 7.30% SBI's Highest MCLR rate plus 2%) within a period of 2 months from the date of issue of the order. For ready reference, relevant extract of order dated 14.07.2021 is reproduced hereunder:-

"As a result of the above discussion, the complaint is accepted and the respondent is directed to pay a sum of Rs.48,300/- due upto 31.12.2019 along with interest thereon at the rate of 9.30% per annum (today's highest MCRL rate of 7.30% plus 2%) within a period of 2 months from the date of issue of this order."

3. The Respondents neither paid the principal amount nor have paid its interest. The order passed u/s. 31 of the Real Estate (Regulation and Development) Act, 2016 dated 14.07.2021 was duly served on the Respondents.

4. Accordingly, on 15.01.2024 the present application filed the execution application No. 07 of 2024, before Real Estate Regulatory Authority, Punjab (Henceforth referred as Authority) requesting to direct the respondents to pay a sum of Rs.48,300/- along with interest at the rate specified in the order passed u/s 31 dated 14.07.2021, till the filing of present execution application.

5. In consequence of filing of execution application, a notice was issued to Respondents i.e., Sh. Sher Singh Sodhi, Ms. Reeta Sodhi and Sh. Parmod Kumar Sodhi to appear and submit reply. On 12.02.2024, 16.05.2024, 25.06.2024 and 27.01.2025, notice issued to the respondents was received back undelivered with remarks "unclaimed". Subsequently, fresh address was provided by the applicant / complainant, to which, on 23.07.2025, another notice was issued to the respondents to appear before the Authority on 08.10.2025, which was duly served upon them. Also, the postal tracking report clearly indicates that the notice was duly delivered, the photocopy of the said postal tracking report is reproduced below for reference:-



Department of Posts
Government of India
 Ministry of Communications

Generated through Indiapost website on: 6/10/2025, 4:03:19 pm

Consignment/MO Tracking Report

Consignment/MO Number: RP4255418331N

Article Number:	Article Type:	Tariff:
RP4255418331N	LETTER	₹25.59
Booked At:	Booked On:	Destination:
Sector 36 Chandigarh SO	23/09/2025	Amritsar GPO
Destination Pincode:	Posting Date:	
143001	25/09/2025, 06:21 pm	

Event	Date	Time	Office
Article Booked	23/09/2025	01:32 PM	Sector 36 Chandigarh SO
Item Bagged	23/09/2025	16:07:13	Sector 36 Chandigarh SO
Item Dispatched	23/09/2025	16:09:02	Sector 36 Chandigarh SO
Item Received	23/09/2025	19:47:21	Chandigarh NSH
Item Bagged	23/09/2025	20:42:28	Chandigarh NSH
Item Dispatched	23/09/2025	21:35:34	Chandigarh TMO
Item Received	24/09/2025	18:24:41	Amritsar NSH
Item Bagged	25/09/2025	03:19:15	Amritsar NSH
Item Dispatched	25/09/2025	06:57:50	TMO Amritsar
Item Received	25/09/2025	07:46:14	Amritsar GPO
Item Invoiced	25/09/2025	09:57:03	Amritsar GPO
Item Delivered	25/09/2025	18:21:55	Amritsar GPO

6. However, no one attended the proceedings on behalf of the respondents today i.e. on 08.10.2025, which tantamounts that it had no objection upon the calculation submitted by the applicant / complainant alongwith the execution application. Ld. Counsel for the applicant further stated that the respondents had not filed any appeal against the said order dated 14.07.2021 passed u/s. 31 of the RERD Act, 2016 till date.

7. In view of the above factual matrix, the respondent could not comply with the orders passed u/s. 31 of the Real Estate (Regulation and Development) Act, 2016 dated

14.07.2021 and requested to issue recovery certificate for non-compliance of abovesaid orders. The present execution application *tantamounts* to admittance of this fact that the amount which has been claimed by the applicant in this execution application are acceptable to the respondents and they have no objection in this regard.

8. We have duly considered the submissions of the applicant and also gone through matter at hand, it is held that the respondents had failed to comply with orders passed u/s 31 of the Real Estate (Regulation and Development) Act, 2016 dated 14.07.2021. In these circumstances, the respondents are directed to pay a sum of Rs.48,300/- immediately along with interest @ 9.30% per annum (i.e. 7.30% SBI's Highest MCLR rate plus 2%) from 01.01.2020 till 30.09.2025 i.e. Rs.25,828/- (**totaling to Rs.74,128/-**). The period for payment of interest will be considered from the next month in which payment was effected by the allottee to the previous month of the date in which payment has been effected by the promoter. Therefore, the calculation of interest upto 30.09.2025 is calculated as follows:-

Interest awarded upto	Interest payable from	Principal Amount due upto 31.12.2019	Interest Calculated till	Rate of Interest as per order	Tenure	Interest Amount
1	2	3	4	5	6	7
31.12.2019	01.01.2020	48,300.00	30.09.2025	09.30%	69 months	Rs.25,828/-

9. The total amount due including interest upto 30.09.2025 amounts to Rs.74,128/- as per table supra and the respondents are directed to make the payments immediately. No further time is granted since the order u/s. 31 of the RERD Act, 2016 was passed on 14.07.2021 and the respondents were legally bound to make the said payment within 60 days of the order.

10. Further, the respondents will make payment of Rs.374/- per month for the delayed period after 01.10.2025. The respondents i.e. Sh. Sher Singh Sodhi, Ms. Reeta Sodhi and Sh. Parmod Kumar Sodhi are therefore held jointly liable for payment of an amount of Rs.74,128/- as on 30.09.2025 and further in addition of Rs.374/- as interest will be added per month till the recovery is fully affected. The respondents are further directed to pay the above amount at the earliest. Any payment made by the allottee first will be considered as payment against the interest whatever is due. After payment of whole of interest only then the payment will be considered against principal and accordingly the principal will be reduced and interest will be charged on the balanced / reduced principal amount till the whole principal amount is fully paid. The recovery may be effected accordingly.

11. **The amount of Rs.74,128/- and further a sum of Rs.374/- per month from 01.10.2025 onwards is held to be "Land Revenue" prescribed u/s. 40(1) of the RERD Act, 2016 read with Rule 24 of the Punjab State Real Estate (Regulation & Development) Rules, 2017 and to be collected as Land Revenue under the provisions of the Punjab Land Revenue Act, 1887. The said amounts are to be collected as "Land Revenue" as per the provisions of Punjab Land Revenue Act, 1887 and Punjab Land**

Revenue Rules, 1909 by the authorities prescribed /authorized under the said Act and Rules. The Secretary of this Authority is hereby directed to further issue the Debt Recovery Certificate and send it to the jurisdictional authority under Punjab Land Revenue Act, 1887 to recover the same as "Land Revenue" and for further necessary action. Further, M/s Consolidated Maintenance Company is held as Decree Holder and Sh. Sher Singh Sodhi, Ms. Reeta Sodhi and Sh. Parmod Kumar Sodhi as Judgment Debtors for the purposes of recovery of the amounts due as calculated in the table supra.

12. In the result, the execution application is **allowed**.


Chandigarh
Dated: 08.10.2025


(Arunvir Vashista)
Member


(Rakesh Kumar Goyal)
Chairman

A copy of the above order be sent to the followings further necessary action:-

1. Consolidated Maintenance Company through its Sole Proprietor Shri Dinesh Kumar, SCO No. 197, Cabin No. Second Floor, Sector 16, Haryana – 134108.
2. Sh. Sher Singh Sodhi, Ms. Reeta Sodhi and Sh. Parmod Kumar Sodhi, all residents of Flat No. 102, Tower-B, 1st Floor, Palm Village, Sector 126, S.A.S. Nagar, Mohali, Punjab-140301. 2nd Address: House No. 27, Price Avenue, Circular Road, Amritsar, Punjab-143001.
3. The Secretary, RERA, Punjab.
4. Director (Legal), RERA, Punjab.
5. The Master File.
6. The Record File.


(Sawan Kumar),
P.A. to Chairman
RERA, Punjab.