



## Real Estate Regulatory Authority, Punjab

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

Before the Bench of Sh. Rakesh Kumar Goyal, Chairman

Phone No. 0172-5139800, email id: [pschairrera@punjab.gov.in](mailto:pschairrera@punjab.gov.in) & [rcchairrera@punjab.gov.in](mailto:rcchairrera@punjab.gov.in)

1. Execution Application No. :- 25/2025 in GC No. 0166/2023
2. Name & Address of the Applicant-Complainant (s)/ Allottee :- Sh. Bikramjit Singh S/o Sh. Tejinder Singh, R/o House No. 481, Model Town, Phase-1, Bathinda, Punjab.
3. Name & Address of the respondent (s)/ Promoter :-
  1. M/s Preet Land Promoters & Developers Pvt. Ltd., Registered Office: Sector 86, Adjacent to Sector 79, SAS Nagar, Mohali, Punjab.
  2. Sh. Kanwaljit Singh, Director, M/s Preet Land Promoters & Developers Pvt. Ltd., R/o House No. 1568, Sector 34-D, Chandigarh.
  3. Sh. Charan Singh, Director, M/s Preet Land Promoters & Developers Pvt. Ltd., R/o House No. 159-B, Sunny Enclave, Kharar-140301.
4. Date of filing of Execution Application :- 03.04.2025
5. Name of the Project :- Preet City
6. RERA Registration No. of Project :- PBRERA-SAS81-PR0803
7. Name of Counsel for the Applicant-complainant, if any. :- Sh. J.P. Singla, Advocate
8. Name of Counsel for the respondent, if any. :- Sh. Parth Munjal, Advocate
9. Section and Rules under which order is passed :- Section 40(1) of the RERD Act, 2016 r.w. Rule 24 of Pb. State RERD Rules, 2017 against order dated 27.06.2024.
10. Date of Order :- 17.11.2025

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

The present application has been filed by the Applicant for execution of order dated 27.06.2024. The said application was transferred to this Bench vide order dated 25.04.2025.

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 27.06.2024 has held in the case '*Bikramjit Singh. Vs. M/s Preet Land Promoters & Developers Pvt. Ltd. & Ors.*' that the respondents shall be liable to pay interest @ 10.95% per annum w.e.f. 22.05.2018 till the date of actual handing over of possession. For ready reference, relevant extract of order dated 27.06.2024 is reproduced hereunder:-

"18. As a sequel of above discussion, the complaint is allowed and the respondents are directed to allot the plot measuring 8 marlas to the complainant within six months from the date of receipt of this order. The respondents are further directed to pay interest from 22.05.2018 on the amount of 11.80 lakhs at



*the rate of 10.95% per annum (today's highest MCLR rate of 8.95% plus 2%) prescribed in Rule 16 of the Punjab State the Real Estate (Regulation and Development) Rules, 2017, till the date of actual handing over possession of the plot. It is also further directed that the interest should be made within the time stipulated under Rule 17 of the Punjab State Real Estate (Regulation and Development) Rules, 2017 from the date of receipt of this order.*

*19. The complainant is also liable to pay interest on the balance amount payable by him to the respondents at the time of taking over possession offered by the respondents as per Section 19(10) of the Act of 2016 at the rate of 10.95% per annum (today's highest MCLR rate of 8.95% plus 2%) prescribed in Rule 16 of the Punjab State the Real Estate (Regulation and Development) Rules, 2017."*

3. The Respondents neither handed over the possession to the applicant nor has paid interest. The order passed u/s. 31 of the Real Estate (Regulation and Development) Act, 2016 dated 27.06.2024 was duly served on the Respondent.

4. Accordingly, vide Diary No. 2246 dated 03.04.2025, the present applicant filed the execution application No. 25 of 2025 , before Real Estate Regulatory Authority, Punjab (Henceforth referred as Authority) requesting to direct the respondents to comply with the order dated 27.06.2024 passed u/s. 31 of the RERD Act, 2016.

5. In consequence of filing of execution application, a notice was issued to Respondents i.e., (1) M/s Preet Land Promoters & Developers Pvt. Ltd., (2) Sh. Kanwaljit Singh; (3) Sh. Charan Singh Saini to appear and submit reply. Despite service of notice and reminders, no reply has been filed by the respondents.

6. Non-filing of the calculation or not objecting upon the amount claimed by the applicant in the present execution application *tantamounts* to admittance of this fact that the amount which has been claimed by the applicant in this execution application is acceptable to the respondents and they have no objection in this regard.

7. I have duly considered the order passed u/s 31 dated 27.06.2024 and the application filed by the applicant/ complainant as well as submissions of the parties, and the material available on record. In view of the above factual matrix, it is held that the respondents i.e. **(1) M/s Preet Land Promoters & Developers Pvt. Ltd., (2) Sh. Kanwaljit Singh (3) Sh. Charan Singh Saini** could not comply with the orders passed u/s. 31 of the Real Estate (Regulation and Development) Act, 2016 dated 27.06.2024. Despite service of notice and availing opportunities i.e. 09.06.2025, 08.07.2025, 22.07.2025, 01.09.2025, 23.09.2025 & 17.11.2025 in the present execution, no reply has been filed on behalf of respondents and further no calculation sheet has been filed by the respondents, therefore, **the defence of the respondent is struck off** and the present matter is being decided on the basis of the material available on record. The Ld. Counsel for the applicant stated that the



respondents had not filed any appeal against the said order dated 27.06.2024 passed u/s. 31 of the RERD Act, 2016 till date. In the order dated 27.06.2024, the respondents were specifically directed to the handover the possession of the unit in question to the complainant within a period of 6 months. However, despite clear directions of the Authority, the respondents have failed to deliver the possession of the unit till date.

8. Based on the written and oral submissions of the applicant & respondents and the material available on record, it is held that the respondent had failed to comply with orders passed u/s. 31 of the Real Estate (Regulation and Development) Act, 2016 dated 27.06.2024. In these circumstances, the respondents are directed to pay delayed interest on the principal amount i.e.Rs.11,80,000/- paid by the applicant w.e.f. 31.05.2018 till a valid offer of possession. Arrears of delayed interest accrued on it till 30.11.2025 i.e. Rs.9,69,075/-. The payment has been calculated on the whole month basis. 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. The details of payment made and interest accrued thereupon is given as under:-

| Principal Amount | Period (in months)         | Delay of months | Interest rate (@ 8.95% SBI's Highest MCLR Rate + 2%) | Interest amount due Upto 30.11.2025 |
|------------------|----------------------------|-----------------|--|-------------------------------------|
| A                | B                          | C               | D  | E                                   |
| Rs.11,80,000/-   | (31.05.2018 to 30.11.2025) | 90 months       | @10.95%  | Rs.9,69,075/-                       |

9. The amount due from 31.05.2018 to 30.11.2025 amounts to Rs.9,69,075/- 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 27.06.2024 and the respondents were directed to make the said payment within 90 days of the order.

10. In addition to the above adjudicated dues, the respondents shall remain liable to pay further monthly delay interest at the rate of Rs.10,768/- per month from 01.12.2025 onwards, which shall continue to accrue until the date a valid and lawful offer of possession of the unit is made to the complainant or until such time as full compliance with the order is achieved and will be adjusted with the arrears or amount payable at the time of handing over of the possession.

11. The amount of Rs.9,69,075/- and further a sum of Rs.10,768/- per month till valid offer of possession is made are 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 for the purposes of collecting of it from the promoter under the Punjab Land Revenue Act, 1887. The

sum of Rs.9,69,075/- and Rs.10,768/- as mentioned above will be collected by the jurisdictional authorities prescribed under the Punjab Land Revenue Act, 1887. The respondents are further directed to handover the due possession at the earliest and both the complainant and respondents are directed to inform the Secretary of this Authority and jurisdictional revenue authorities under the Punjab Land Revenue Act, 1887 of possession as soon as it is offered for further necessary action.

12. The Secretary of this Authority is directed to issue the Recovery Certificate immediately for recovery of the adjudicated amount of Rs.9,69,075/- as interest payable till 30.11.2025 and Rs.10,768/- per month from 01.12.2025 will accrue till the due possession is offered by the respondents. The promoter M/s Preet Land Promoters & Developers Pvt. Ltd. & Others are held liable to pay the amount of Rs.9,69,075/- and further a sum of Rs.10,768/- per month from 01.12.2025 onwards. The Recovery Certificate is directed to be issued by the Secretary of the Authority for a sum of Rs.9,69,075/- and with a direction to further add Rs.10,768/- per month as interest till the due possession is offered and send it to the jurisdictional authority under Punjab Land Revenue Act, 1887 to recover the same as "Land Revenue" and for necessary action. 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. Further, Sh. Bikramjit Singh is held as Decree Holder and M/s Preet Land Promoters & Developers Pvt. Ltd. & others as Judgment Debtors for the purposes of recovery of the amounts due as calculated in the table supra.

13. The respondents are directed to pay the sum of Rs.9,69,075/- calculated as interest from 31.05.2018 to 30.11.2025 and Rs.10,768/- per month as interest from 01.12.2025 onwards till due possession is handed over to the allottee i.e. complainant Sh. Bikramjit Singh. The respondents (judgment debtors) and the complainant (decree holder) are directed to inform the Secretary of this Authority regarding any payments made towards compliance, so that appropriate entries may be made in the official records.

14. In the result, the present Execution Application is **allowed**.

Chandigarh  
Dated: 17.11.2025




  
(Rakesh Kumar Goyal)  
Chairman  
RERA Punjab

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

1. Sh. Bikramjit Singh S/o Sh. Tejinder Singh, R/o House No. 481, Model Town, Phase-1, Bathinda, Punjab
2. M/s Preet Land Promoters & Developers Pvt. Ltd., Registered Office: Sector 86, Adjacent to Sector 79, SAS Nagar, Mohali, Punjab.
3. Sh. Kanwaljit Singh, Director, M/s Preet Land Promoters & Developers Pvt. Ltd., R/o House No. 1568, Sector 34-D, Chandigarh.
4. Sh. Charan Singh, Director, M/s Preet Land Promoters & Developers Pvt. Ltd., R/o House No. 159-B, Sunny Enclave, Kharar-140301.
5. The Secretary, RERA, Punjab.
6. Director (Legal), RERA, Punjab.
7. The Master File.
8. The Record File.



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