

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: rschairnera@punjab.gov.in & pachairnera@punjab.gov.in

1. Execution Application No. :- 77/2025 in GC No. 0247/2023
2. Name & Address of the complainant (s)/ Allottee :-
 1. Ms. Ujwala Duggal,
 2. Sh. Ruchit Duggal,
 Both at A-1/128, Vijay Khand, Gomti Nagar, Lucknow, Uttar Pradesh - 226010
3. Name & Address of the respondent (s)/ Promoter :-
 1. M/s. Omaxe New Chandigarh Developers Ltd.
 2. M/s. Omaxe Chandigarh Extension Developers Pvt. Ltd.
 Corporate Office: 10, Local Shopping Centre, Kalkaji, South Delhi, New Delhi – 110019.
4. Date of filing of complaint :- 17.12.2025
5. Name of the Project :- 'The Lake' Group Housing Project part of Mega Residential Project at Mullanpur (New Chandigarh Master Plan) in GMADA, Punjab.
6. RERA Registration No. :- PBRERA-SAS80-PR0040
7. Name of Counsel for the complainant, if any. :- Ms. Ashmeet, Proxy Advocate for Sh. Ranjit Singh Kalra, Advocate for the complainant
8. Name of Counsel for the respondent, if any. :- NA
9. Section and Rules under which order is passed :- Section 40(1) of the RERD Act, 2016 r.w. Rule 24 and 25 of Punjab State RERD Rules, 2017 for execution of order dated 01.09.2020 passed in GC No. 1401 of 2019.
10. Date of Order :- 07.04.2026

Order u/s. 31 and Section 40(1) of the Real Estate (Regulation & Development) Act, 2016
read with Rule 36 of Pb. State Real Estate (Regulation & Development) Rules, 2017.

Today, the matter was listed for Preliminary Hearing. Upon a query being put to the learned counsel appearing on behalf of the applicant with regard to the maintainability of the present execution application before this Bench, it is observed that Recovery Certificate No. 13792 dated 02.09.2025 has already been issued in the present matter in compliance with the directions dated 17.03.2025 passed under Section 31 of the Real Estate (Regulation and Development) Act, 2016. Once a recovery certificate has been issued, the execution of the same falls within the domain of the Competent Revenue Authorities for recovery as arrears of land revenue, and no further proceedings in the nature of execution survive before this Authority.

In response, learned counsel for the applicant submitted that a copy of the recovery certificate may be provided to enable the applicant to pursue appropriate remedies.

In view of the above position, the present execution application is disposed of. The applicant/complainant is at liberty to approach the competent



revenue authority, as per law, for enforcement of the recovery certificate and shall place on record all necessary documents in support of its claim. The concerned authority shall proceed in accordance with law and after affording due opportunity of hearing to all concerned parties, particularly the decree-holder.

Further, a copy of the recovery certificate be also given to the decree holder, in case not given.

Chandigarh
Dated: 07.04.2026



(Rakesh Kumar Goyal),
Chairman,
RERA, Punjab.

Endst. No./CP/RERA/PB/PA/Sec.40(1)/ 582-587

Dated:- 9/4/2026.

A copy of the above order may be sent by the Registry of this Authority to the followings:-

1. Ms. Ujwala Duggal,
2. Sh. Ruchit Duggal,
(Both at A-1/128, Vijay Khand, Gomti Nagar, Lucknow, Uttar Pradesh – 226010)
3. M/s. Omaxe New Chandigarh Developers Ltd.
4. M/s. Omaxe Chandigarh Extension Developers Pvt. Ltd.,
(Both at Corporate Office: 10, Local Shopping Centre, Kalkaji, South Delhi, New Delhi – 110019.)
5. The Secretary, RERA, Punjab.
6. Director (Legal), RERA, Punjab.
- ✓ 7. The Complaint File.
8. The Master File.


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