



## 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) & [pachairrera@punjab.gov.in](mailto:pachairrera@punjab.gov.in)

**Misc App. No. 19 of 2024  
in GCNo01352022  
Date of file: 06.05.2024  
Date of decision: 13.01.2025**

### Order u/s. 39 of the Real Estate (Regulation and Development) Act, 2016

Vikrant Tyagi, House No. 807, Pavillion Height 2, Jaypee Wish Town,  
Sector-128, Noida, U.P. – 201304.

.....Applicant/Complainant

Versus

1. M/s Omaxe Chandigarh Extension Development Pvt Ltd, Indian Trade Tower, 1<sup>st</sup> Floor, Madhya Marg, Extension, New Chandigarh (Mullanpur), Distt. SAS Nagar (Mohali), Punjab - 140901
2. Punjab National Bank Housing Finance Limited, SCO No. 16-17, 2<sup>nd</sup> Floor, Pakhowal Road, Ludhiana, Punjab - 141001.

.....Respondents

Present:- Complainant in person.  
Sh. Arjun Sharma, Advocate for respondent no.1  
None for respondent no. 2.

An order u/s. 31 of the Real Estate (Regulation and Development) Act, 2016 dated 06.05.2024 was passed by Sh. Malwinder Singh Jaggi, IAS, RERA in which an amount of Rs.42,31,760/- was mentioned in sub-para (i) of Para 14 as amount paid by the complainant. The complainant noted that amount is actually Rs.45,06,134/- instead of Rs.42,31,760/-. Therefore he filed a Misc. Application u/s. 39 of the RERD Act, 2016 for rectification of the said error.

The Misc. Application was admitted and a notice was issued to the respondent giving him an opportunity to submit his reply on the said application.

During hearing, the calculation of Rs.45,06,134/- as stated by complainant was accepted by respondent no. 1 in its reply dated 04.09.2024 to the present Misc. Application. Therefore, in Para 14(i) of the order dated



06.05.2024 mentioning the amount of Rs.42,31,760/- is substituted with **Rs.45,06,134/-** and the same shall be read in *toto* of order dated 06.05.2024 passed in GC No. 0135/2022. Accordingly the present Misc. Application for rectification is disposed off as allowed.

All other application related to the present Misc. Application also stands disposed off.

A copy of this order be supplied to both the parties and file be consigned to record room.


**Chandigarh**  
**Dated: 13.01.2025**



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

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

1. Lt. Col. Rahul Jain, 12/8, Ashirwad Enclave, Dehradun, Uttar Pradesh - 248001
2. ATS Estates Pvt. Ltd., 711/92, Deepali, Nehra Place, New Delhi – 110019
3. HDFC Bank, The Capital Court, OLOF Plame Marg, Munarika, New Delhi - 110067
- ✓ 4. The Complaint File.
5. The Master File.

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