

**BEFORE SHRI BINOD KUMAR SINGH, MEMBER  
REAL ESTATE REGULATORY AUTHORITY, PUNJAB**

Complaint No. 0576 of 2022

Date of Institution :06.12.2022

Date of Decision: 10.09.2025

Chand Berry, # 237, F Block, Bollywood Heights 2, Peermuchalla,  
Zirakpur, Sahibzada Ajit Singh Nagar, Mohali, Punjab, Pin Code  
140603

....Complainant

Versus

Sky Rise Builders, through Shri Jagdev Singh, Promoter, Sky Rise  
Builders, Metro Town Promenade, Village Peermuchalla, Zirakpur,  
Sahibzada Ajit Singh Nagar, Mohali, Punjab, Pin Code 140603.

....Respondent

Complaint in Form 'M' u/S 31 of the Real Estate  
(Regulation and Development) Act, 2016, read with  
Rule 36 (1) of the Punjab State Real Estate  
(Regulation and Development) Rules, 2017.

**(Registration  
PC0121)**

**Number: PBRERA-SAS79-**

Present: Shri Pritish Goel, Advocate for the complainant  
Respondent exparte

**ORDER**

Complainant seek issuance of directions to respondent to refund  
the amount of Rs.16.93 lakhs along with interest thereon.

2. Complainant submitted in his complaint that on 29.01.2021 he  
entered into an Agreement to sell with respondent for Commercial  
Unit, i.e Office Unit No.403. Allotment letter was also issued on  
29.01.2021 for sale price of Rs.16,93,000/- which had already been  
paid to respondent. As per term and condition no.7 of agreement to  
sell possession of the commercial unit was to be provided to

complainant by respondent on 30.06.2021. However, it is alleged that till date project is not complete. Despite written communications twice, there were no response from the side of respondent. Hence, this complaint was filed for refund and interest thereon.

3. It is noteworthy that notice to respondent was issued by this Authority on 26.10.2023 for its appearance on 17.11.2023. As per report of the Legal Branch, notice issued on 03.11.2023 was served upon respondent on 07.11.2023. But there was no response from the side of respondent on the date fixed. Thereafter from 17.11.2023 till the final hearing of this case on 09.09.2025 there was no representation on behalf of respondent despite grant of opportunities/intimations. It appears that respondent is not interested to pursue its matter before this Authority and following interim order was passed on 09.09.2025 by the undersigned:

"09.09.2025

*Present: Sh. Pritish Goel, Advocate for the complainant  
None for the respondent*

*The matter was listed for arguments.*

*Nobody appeared on behalf of the respondent*

*Ld. Counsel appeared on behalf of the complainant has submitted evidence of payment which is apparently as per payment plan enclosed with the complaint. Ld. Counsel for the complainant was heard.*

*Since ample opportunities have been granted to the respondent, therefore exparte order is being passed against the respondent.*

*The matter is reserved for order. Detailed order will be passed separately.*

*Sd/-  
(Binod Kumar Singh)  
Member, RERA, Punjab"*

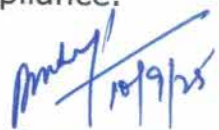
4. Perusal of statements of Account no.041010100030719 of the complainant along Ms. Deepti Berry, for the period 30.01.2021 to



30.01.2021 and 31.03.2021 to 31.03.2021, the amounts of Rs.5,00,000/- and Rs.11,93,000/- respectively have been shown debited from this account of complainant in favour of Sky Rise Builders/respondent. Thus, it is clear that complainant has paid a total sum of Rs.16,93,000/- from his account in favour of respondent.

5. Since there is no rebuttal available from the side of respondent till date, and the fact that complainant had paid Rs.16,93,000/- from his bank account, this complaint is accordingly allowed and respondent is directed to refund the amount of Rs.16.93 lakhs, along with interest thereon at the rate of 10.85% per annum (today's State Bank of India highest Marginal Cost of Lending Rate of 8.85% plus two percent) prescribed in Rule 16 of the Rules of 2017 from the respective dates of deposits till the date of actual refund.

6. File be consigned to record room after due compliance.

  
**(Binod Kumar Singh)**  
Member, RERA, Punjab