



## 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)

1. **Complaint No.** :- GC No.0063/2023
2. **Name & Address of the complainant (s)/ Allottee** :- 1. Ms. Renu Pandhi, R/o H No. 136, Phase II, Sector 54, Mohali, SAS Nagar (Mohali), Punjab – 160054.
3. **Name & Address of the respondent (s)/ Promoter** :-
  1. Royale Mansions through Pronila Singla, Sanoli Bypass, behind Sector 25, Panipat, Haryana-132103.
  2. Sh. Prince Garg, at SCO No. 48, Shiv Nagar, Peer Muchala, SAS Nagar, Mohali-160055
  3. Sh. Rajan Garg, at SCO No. 48, Shiv Nagar, Peer Muchala, SAS Nagar, Mohali-160055
  4. Sh. Jiwan Garg, at SCO No. 48, Shiv Nagar, Peer Muchala, SAS Nagar, Mohali-160055
  5. Sh. Surinder Kumar Bansal, at H No.1416, Sector 40, Chandigarh-160036
  6. Sh. Ashok Kumar at Sanoli Bypass, behind Sector 25, Panipat, Haryana-132103.
  7. Sh. Robin Mangla at SCO No. 48, Shiv Nagar, Peer Muchala, SAS Nagar, Mohali-160055
4. **Date of filing of complaint** :- 13.03.2023
5. **Name of the Project** :- Royale Empire (Royale Minaar), situated at Kishan Pura, Zirakpur, Distt. Mohali, Punjab  
(however in the complaint project is mentioned as Royale Mansions).
6. **RERA Registration No.** :- PBRERA-SAS79-PR0577
7. **Name of Counsel for the complainant, if any.** :- Ms. R.K. Grewal, Advocate for the complainant.
8. **Name of Counsel for the respondent, if any.** :-
  1. Respondents no. 1, 5 and 6 dropped from the array of respondents vide order dated 21.01.2025
  2. None for the Respondent.
9. **Section and Rules under which order is passed** :- Section 31 of the RERD Act, 2016 r.w. Rule 36 of Pb. State RERD Rules, 2017.
10. **Date of Order** :- 12.08.2025

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

When the matter was taken up, Ld. Counsel for the complainant requested to withdraw the present complaint with liberty to file afresh with better particulars, if required. However, before proceeding further, it is pertinent to note here that notice to respondents were issued in this matter and it was taken-up from time to time. Further, vide order dated 21.01.2025 following orders were passed:-

*“Present: Ms.R.K. Grewal, Advocate for the complainant.  
Sh. Vipul Monga, Advocate for Respondents no. 1, 5 & 6.  
None for respondents no. 2, 3, 4, and 7.*

*The reply of respondent no. 7 is already on record.*

*When the matter was taken up for hearing, the Ld. Counsel representing respondents no. 1, 5, and 6 brought to the attention of this Bench that these respondents have no connection or involvement in the present*





matter. Instead, it was submitted that Royale Empire is the main promoter and should be impleaded as a respondent in this case. The Ld. Counsel for respondents no. 1, 5, and 6 further requested that their names be dropped from the array of respondents. This request was met with no objection from the Ld. Counsel for the complainant, who consented to their removal from the proceedings. In view of the same, respondents no. 1, 5, and 6 are hereby dropped from the proceedings.

Additionally, the Ld. Counsel for the complainant requested a short adjournment to file an application for impleading Royale Empire as a respondent in the matter. It is further noted that respondents no. 2, 3, and 4 have not appeared in today's proceedings. Their continued absence will be considered on the next hearing, once the application for impleadment will be received from the complainant's counsel.


To come up on **04.02.2025 @ 10.30 a.m.** for filing of application."

Subsequent to 21.01.2025 the present matter was pending for amendment of the complainant. However, as per request of the complainant for withdrawal of the present complaint with liberty to file afresh, the complaint is dismissed as withdrawn with liberty to file afresh, if required by the complainant.

It is clarified that this dismissal is solely on account of the reported withdrawal and is **without prejudice to the merits of the case**. The file be consigned to the record room.

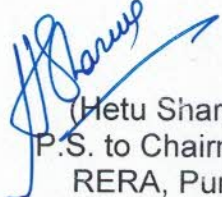
**Chandigarh**  
**Dated: 12.08.2025**



  
(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. Ms. Renu Pandhi, R/o H No. 136, Phase II, Sector 54, Mohali, SAS Nagar (Mohali), Punjab – 160054.
2. Royale Mansions through Pronila Singla, Sanoli Bypass, behind Sector 25, Panipat, Haryana-132103.
3. Sh. Prince Garg, at SCO No. 48, Shiv Nagar, Peer Muchala, SAS Nagar, Mohali-160055
4. Sh. Rajan Garg, at SCO No. 48, Shiv Nagar, Peer Muchala, SAS Nagar, Mohali-160055
5. Sh. Jiwan Garg, at SCO No. 48, Shiv Nagar, Peer Muchala, SAS Nagar, Mohali-160055
6. Sh. Surinder Kumar Bansal, at H No. 1416, Sector 40, Chandigarh-160036
7. Sh. Ashok Kumar at Sanoli Bypass, behind Sector 25, Panipat, Haryana-132103.
8. Sh. Robin Mangla at SCO No. 48, Shiv Nagar, Peer Muchala, SAS Nagar, Mohali-160055
9. The Complaint File.
10. The Master File.

  
(Hetu Sharma),  
P.S. to Chairman,  
RERA, Punjab.