

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

Complaint No.0200 of 2023UR
Date of Institution: 03.06.2023
Dated of Decision: 09.09.2025

1. Arvind Patial, 8A GF, Block -C, Gulmohar Complex, Sector 125, Sunny enclave, Nearby ACME Gulmohar Complex, SAS Nagar, Mohali - 140301
2. Amar Jyoti, 8A GF, Block -C, Gulmohar Complex, Sector 125, Sunny enclave, Nearby ACME Gulmohar Complex, SAS Nagar, Mohali - 140301

....Complainants

Versus

1. Daljit Singh, S/o Lakha Singh, Rich Developers / Maxvel House No. 722, Gilco Villa, Gilco Valley, Sector - 127, Kharar, SAS Nagar, Mohali - 140301
2. Gursimran Sethi, C/o Plot No. 44, Rich Developers / Maxvel, Sector - 115, Mona City Township, SAS Nagar, Mohali - 140301
3. Deepinder Bhullar, C/o Plot No. 44, Rich Developers / Maxvel, Sector - 115, Mona City Township, SAS Nagar, Mohali - 140301

....Respondents

Present: 1. Shri Arvind Patial, the complainant in person
2. None for respondents

ORDER

The instant complaint was instituted in Form 'M' under Section 31 of the Real Estate (Regulation and Development) Act, 2016, (hereinafter referred to as the Act of 2016) read with Rule 36 (1) of the Punjab State Real Estate (Regulation and Development) Rules, 2017 (hereinafter referred to as the Rules of 2017) by the complainant(s) in his/her individual capacity against the respondents.

2. As per averments in the complaint an unregistered 5 acre colony - Mona Township Extension sold as RERA approved project in Sector - 115, Kharar, Landran by the respondents. The ownership, title and

interest claim predicated by the owner of the land that was sold to the complainant is based on documents, mutations, Fard, jamabandi, Title Search etc. After the execution of the registered sale deed, allocated land was marked in someone else's favour for mutation, thereby land shortfall occurred during the mutation of the actual owner of the plot. Possession and mutation of the plot is pending even after the execution of the registered sale deed.

3. It is noteworthy that notices to respondents were issued by this Authority on 03.07.2023 for their appearance on 10.08.2023. As per report of the Legal Branch, notice issued was served upon respondent no. 2 on 13.07.2023. But there was no response from the side of respondent no. 2 on the date fixed. Notices issued to the respondent no. 1 & 3 received back undelivered with remarks "no such person" and "left" respectively. Thereafter reminder notices were issued to the respondents through emails. But there was no response from the respondent. It is also noteworthy that the notices issued to the respondents 04.08.2025 had delivered to respondent no. 2 & 3 on 09.08.2025 and again notice issued to respondent no. 1 had received back undelivered with remarks "unclaimed". Thereafter from 10.08.2023 till the hearing of this case on 24.07.2025 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.
4. On 24.07.2025, the complainant was asked to provide the following documents / information to proceed further and matter fixed for hearing on 09.09.2025.
- a) Whether the sale deed has been executed, if yes, provide the copy of the same

- b) Layout plan / advertisement provided by the respondent at the time of agreement.
- c) Status of constitution of Resident Welfare Association

5. On 09.09.2025, the complainant appeared and submitted the above documents/ information and the matter was reserved for order.

6. In the complaint the complainant has prayed the following:

- i) to instruct the respondent to execute the mutation as per the registered sale deed in favour of complainant
- ii) to instruct the owner/developer to pay the colony Regularization fee
- iii) to instruct the developer to provide facilities to be provided as per the advertisements-fire fighting, underground wiring, club house, green areas, roads, sewerage treatment plans, boundary wall etc. in a time-bound manner.

7. The undersigned has considered the matter. It is found that sale deed has been executed in favour of complainant on 04.03.2022 between buyer and respondent after making full payment and no specific prayer/relief has been sought by complainant for the execution of sale deed or possession thereof.

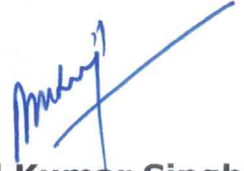
7.1 In view of above facts the relief sought, it is hereby ordered that:

- a) Regarding prayers i & ii, the respondent is directed to extend the necessary assistance as required to the complainant for execution of mutation and also comply with the statutory requirement including any fee which are due to any Authority concerned which affects allottee / buyer in particular or in general to all.

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- b) Regarding prayer iii, the complainant is at liberty to file application before the Adjudicating Officer in Form-N soliciting compensation as he may deem fit.

8. File be consigned to the record room after due compliance.



(Binod Kumar Singh)
Member, RERA, Punjab