

## 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)

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|--|----|---|
| 1. Complaint No.                                   | :- | GC No. 0306/2024  |
| 2. Name & Address of the complainant (s)/ Allottee | :- | 1. Sh. Devinder Kala, KR Puram, Bangalore, Karnataka - 560046<br>2. Ms. Beena r/o 316/B2, Shiv Colony, Panchkula, Haryana - 134102  |
| 3. Name & Address of the respondent (s)/ Promoter  | :- | M/s. Allwin Infrastructure Ltd. (through Mr. Ashok Kumar Garg), Plot No. 361, Phase-2, Industrial Area, Panchkula, Haryana - 134109 |
| 4. Date of filing of complaint                     | :- | 26.08.2023  |
| 5. Name of the Project                             | :- | El Spazia   |
| 6. RERA Registration No.                           | :- | PBRERA-SAS79-PR0526   |
| 7. Name of Counsel for the complainant, if any.    | :- | Complainant in person. Sh. V. Chaitnya Rao, Advocate.   |
| 8. Name of Counsel for the respondent, if any.     | :- | Ms. Rabia Devgan, Advocate for Sh. Vipul Monga, Advocate 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                                  | :- | 05.05.2025  |

**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, the complainant submitted that they no longer wish to pursue the present case, as the dispute regarding possession and maintenance charges has been amicably resolved between the parties. The complainant further informed that the parking space originally allotted has been unilaterally interchanged by the respondent between units A-304 and A-305, and that the complainant finds parking space A-304 more convenient and spacious. In response, the learned Counsel for the respondent stated that the respondent will resolve the matter amicably with the complainant.

Accordingly, the complainant requested that the present complaint be disposed of, with liberty to file afresh in the event the respondent fails to hand over the agreed-upon parking space.

In view of the above and considering the request of the complainant, the present complaint is dismissed as withdrawn, with liberty to file afresh, on the issue of alteration in parking lot only, if needed. The file be consigned to the record room.


**Chandigarh**  
**Dated: 05.05.2025**



  
**(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. Sh. Devinder Kala, KR Puram, Bangalore, Karnataka - 560046
2. Ms. Beena r/o 316/B2, Shiv Colony, Panchkula, Haryana - 134102
3. M/s. Allwin Infrastructure Ltd. (through Mr. Ashok Kumar Garg), Plot No. 361, Phase-2, Industrial Area, Panchkula, Haryana – 134109.
4. The Complaint File.
5. The Master File.

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