

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

Complaint No. 0240 of 2024 UR

Date of Institution :07.07.2024

Date of Decision: 11.09.2025

Rajesh Kumar, B2-212, Adani Aangan, Sector 88A, Gurgaon,  
Haryana, Pin Code 122001

....Complainant

Versus

Sehaj Group, founder Harvinder PalSigh, 285, GTB Nagar, Kharar,  
Sahibzada Ajit Singh Nagar, Mohali, Punjab, Pin Code 140301

....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.

**(Unregistered project)**

Present: Shri Rajesh Kumar, complainant in person  
Respondent exparte

**ORDER**

Complainant seek issuance of directions to respondent to refund  
the amount of Rs.5,50,000/-along with interest thereon.

2. In the instant complaint it is the case of complainant that  
respondent sold him a flat in Eden City for a sale consideration of  
Rs.18.00 lakhs and took Rs.5,50,000 after making an agreement. The  
entire transaction was done online. Since then, till today there is no  
communication from respondent. Despite sending legal notice, no  
response was received from respondent. For the misdeeds of

respondent, complainant lodged FIR, but without any fruit from the side of enforcement agency. Hence, this complaint.

3. It is noteworthy that notice to respondent was issued by this Authority on 05.08.2024 for its appearance on 16.09.2024. During the proceedings held on 07.11.2024 Shri Aman Pratap Singh, Advocate appeared for respondent and sought time to file reply. Thereafter there was no appearance or reply from the side of respondent. Again, another Advocate Kinshu Mittal appeared on behalf of respondent on 03.04.2025 and sought time to file reply. Thereafter neither any reply received from respondent nor anybody put in an appearance on behalf of the respondent till 09.09.2025. 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. Rajesh Kumar, the complainant in person  
None for the respondent*

*The matter was listed for arguments.*

*Nobody appeared on behalf of the respondent.*

*The complainant has submitted evidence of payment made to the respondent. The Complainant as 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. A detailed statement of Account No.00210100559 belonging to complainant Rajesh Kumar Bodh (complainant) and Urmila Devi Bodh,

for the period 29.09.2021 to 30.09.2021 issued by ICICI Bank has been placed on file by complainant.

5. Since there is no rebuttal available from the side of respondent till date, this complaint is accordingly allowed and respondent is directed to refund the amount of Rs.5.50 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