



## 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. 0030/2025   |
| 2. Name & Address of the complainant (s)/ Allottee | :- | Devyanshi Ghanghas<br>R/o H.NO. 1069, Dhanana-2, Near Milwan Chaupal,<br>Dhanana (52), Bhiwani, Haryana – 127031.  |
| 3. Name & Address of the respondent (s)/ Promoter  | :- | 1. M/s. A.N. Builders<br>through Authorised Signatory Mr. Nitin Malik<br>SBP City of Dreams 4, Santemajra, Kharar,<br>SAS Nagar (Mohali) - 140307.<br>2. M/s. Singla Builders and Promoters Ltd. thru<br>Amandeep Singla,<br>Plot No. 1265, Sector 82, JLPL,<br>SAS Nagar (Mohali) – 140308. |
| 4. Date of filing of complaint                     | :- | 17.01.2025   |
| 5. Name of the Project                             | :- | Sivanta Residency  |
| 6. RERA Registration No.                           | :- | PBRERA-SAS80-PR0792  |
| 7. Name of Counsel for the complainant, if any.    | :- | Ms. Manisha Maggu & Ms. Saloni, Advocates for the<br>Complainants.   |
| 8. Name of Counsel for the respondent, if any.     | :- | N/R  |
| 9. Section and Rules under which order is passed   | :- | Section 31 of the RERD Act, 2016 r.w. Rule 36 of<br>Pb. State RERD Rules, 2017.  |
| 10. Date of Order                                  | :- | 11.03.2025   |

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

Today, the matter was listed for *Preliminary Hearing* to explain as to how the present complaint is maintainable *qua* the reliefs sought by it against the respondents, before this Bench of Authority. When the matter was taken-up, Ld. Counsel for the complainant requested for withdrawal of the present complaint and sought liberty to file the same afresh before the Adjudicating Officer of this Authority in Form 'N' as per Section 14(3) of the RERD Act, 2016.

In view of the above request, the complaint is dismissed as withdrawn with liberty to file afresh in Form 'N'. File be consigned to record room.

Chandigarh  
Dated: 11.03.2025

(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. Devyanshi Ghanghas, R/o H.NO. 1069, Dhanana-2, Near Milwan Chaupal, Dhanana (52), Bhiwani, Haryana – 127031.
2. M/s. A.N. Builders, through Authorised Signatory Mr. Nitin Malik, SBP City of Dreams 4, Santemajra, Kharar, SAS Nagar (Mohali) - 140307.
3. M/s. Singla Builders and Promoters Ltd. thru Amandeep Singla, Plot No. 1265, Sector 82, JLPL, SAS Nagar (Mohali) – 140308.
4. The Master File.
5. The Record File.



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