



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 & pachairrera@punjab.gov.in

1. Complaint No.	GC No. 0111/2023
2. Name & Address of the complainant (s)/ Allottee	1. Sh. Birendra Mohan Singh Bisht R/o Block No. A2, Flat No.202, Rail Vihar, VIP Road, Zirakpur -140603. 2. Sh. Suneet Vir Singh Bisht R/o Block No. A2, Flat No.202, Rail Vihar, VIP Road, Zirakpur - 140603.
3. Name & Address of the respondent (s)/ Promoter	M/s Indian Railway Welfare Organisation, Railway Office Complex, Behind Shankar Market, New-Delhi- 110001.
4. Date of filing of complaint	16.04.2023
5. Name of the Project	Rail Vihar at VIP Road, Zirakpur
6. RERA Registration No.	PBRERA-SAS79-PR0043
7. Name of Counsel for the complainant, if any.	Advocates, Mr. Rajeev Anand & Sh. Ujwal Anand, Counsels for the complainants.
8. Name of Counsel for the respondents, if any.	Advocate Sh. Vinay Gupta.
9. Section and Rules under which order is passed	Section 31 of the RERD Act, 2016 r.w. Rule 36 of Punjab State RERD Rules, 2017.
10. Date of Order	20.04.2026

Order u/s. 31 read with Section 40(1) of Real Estate (Regulation & Development) Act, 2016 r/w Rules 16, 24 and 36 of Pb. State Real Estate (Regulation & Development) Rules, 2017

The present complaint dated 16.04.2023 has been filed by Sh. Birendra Mohan Singh Bisht and Mr. Suneet Vir Singh Bisht (hereinafter referred as the 'Complainants' for the sake of convenience and brevity) u/s. 31 of the Real Estate (Regulation & Development) Act, 2016 (hereinafter referred as the 'RERD Act, 2016' for the sake of convenience and brevity) read with Rule 36 of the Punjab State Real Estate (Regulation & Development) Rules, 2017 (hereinafter referred as the 'Rules' for the sake of convenience and brevity) before the Real Estate Regulatory Authority, Punjab (hereinafter referred as 'Authority' for the sake of convenience and brevity) **seeking directions regarding compliance of all terms of Environment Clearance, Occupation Certificate, cancel liability to all amounts of escalations made unilaterally and for adequate compensation to the complainant allottee and invoke penal clauses against the erring officials** relating to a RERA registered project namely 'Rail Vihar' [No. PBRERA/SAS79-PR0043] developed on a portion of land situated at VIP Road, Zirakpur by M/s Indian Railways Welfare Organisation (hereinafter referred as the 'Respondent for the sake of convenience and brevity).


2. Today, the matter was listed for arguments. However, when the matter was taken up, Shri R C Goel, duly authorized by the complainant Shri Varendra Mohan Singh Bisht, attended the proceedings. He submitted that the complainants



seek to withdraw the present complaint. A photocopy of letter dated 08.04.2026 addressed to the Secretary, RERA was also placed on record. Shri. Gurdeep Singh, on behalf of the respondent, attended on video conference and informed that they had no objection. In view of the statement made and as prayed, the present complaint stands dismissed as withdrawn, being mutually settled; it is further clarified that this dismissal is solely on account of the complainants' withdrawal and shall remain without prejudice to the merits of the case. The file be consigned to the record room.

Chandigarh
Dated: 20.04.2026





(Rakesh Kumar Goyal),
Chairman,
RERA, Punjab.

Endst. No./CP/RERA/PB/PA/Sec.31/632

Dated: 20.04.2026

A copy of the above order may be sent by the Registry of this Authority to the followings:-

1. Sh. Birendra Mohan Singh Bisht R/o Block No. A2, Flat No.202, Rail Vihar, VIP Road, Zirakpur -140603.
2. Sh. Suneet Vir Singh Bisht R/o Block No. A2, Flat No.202, Rail Vihar, VIP Road, Zirakpur -140603.
3. M/s Indian Railway Welfare Organization, Railway Office Complex, Behind Shankar Market, New-Delhi- 110001.
4. The Secretary, RERA, Punjab.
5. The Director (Legal), RERA, Punjab.
6. The Complaint File.
- ✓ 7. The Master File.


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