



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

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|-----|--|----|---|
| 1. | Complaint No. | :- | 0146/2023 |
| 2. | Name & Address of the complainant (s)/ Allottee | :- | 1. Sh. Hans Raj Sehgal
2. Ms. Swati Walia
(Both r/o village Halel, P.O. Kanaid, Tehsil Sundernagar, District Mandi Himachal Pradesh - 175019). |
| 3. | Name & Address of the respondent (s)/ Promoter | :- | 1. M/s. Address Infrastructures Pvt. Ltd.
Sector 17, PR-4, Near International Cricket Stadium, New Chandigarh, SAS Nagar (Mohali) - 140901.

2. Central Bank of India
SCO No. 23, Sector 15-C, Chandigarh – 160015. |
| 4. | Date of filing of complaint | :- | 05.05.2023 |
| 5. | Name of the Project | :- | The Address |
| 6. | RERA Registration No. | :- | PBRERA-SAS80-PR0178 |
| 7. | Name of Counsel for the complainant, if any. | :- | None for the complainant |
| 8. | Name of Counsel for the respondent, if any. | :- | Ms. Tamanna Bahl, 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 | :- | 11.05.2026 |

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

Today, the matter was listed for arguments. No one once again attended the proceedings on behalf of complainants. Perusal of the reveals that the matter has been repeatedly fixed for arguments for a considerable period, but the complainant has failed to appear in the proceedings since 21.01.2025, the case has continuously been listed for hearing on 20.02.2025, 06.05.2025, 07.07.2025, 25.08.2025, 14.10.2025 and 01.12.2025. On the last occasion, a final opportunity was granted, and it was specifically recorded in the proceedings that the complainant was not attending the case.

It was further observed that, in the event of non-appearance on the next date, it would be presumed that the complainant was not interested in pursuing the matter, and the complaint would be liable to be dismissed for non-prosecution. Thereafter, the matter was again listed on 20.01.2026, 09.03.2026, and 11.05.2026. Even today, the complainant has failed to appear. The proceedings have remained pending since the year 2023. However, Ld. Counsel for the respondent, Ms. Tamanna Bahl submitted that the matter had already been settled long ago, which is the reason for the complainant's continued absence from the proceedings.



In view of the facts and circumstances of the case, the complaint is hereby **dismissed for non-prosecution**, with liberty to the complainant to file afresh, if any grievance still survives, subject to furnishing a plausible explanation for the continuous non-appearance for more than one year. File be consigned to record room.

Chandigarh
Dated: 11.05.2026



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

Enclt.No./CP/Rera/PB/PA/Sec31/731

dated 14/5/26

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

1. Sh. Hans Raj Sehgal
2. Ms. Swati Walia
(Both r/o village Halel, P.O. Kanaid, Tehsil Sundernagar, District Mandi Himachal Pradesh - 175019).
3. M/s. Address Infrastructures Pvt. Ltd., Sector 17, PR-4, Near International Cricket Stadium, New Chandigarh, SAS Nagar (Mohali) - 140901.
4. Central Bank of India, SCO No. 23, Sector 15-C, Chandigarh – 160015.
5. The Complaint File.
6. The Master File.

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