



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. 0032/2024
2. Name & Address of the complainant / Allottee	Sh. Ish Kumar Arora S/o Sh. Ram Chand Arora R/o Flat No. 301, Tower 12, Palm Royal Estate, Green Model Town, Jalandhar -144003.
3. Name & Address of the respondent / Promoter	M/s AHR Promoters And Developers Pvt. Ltd. through Director Sh. Kuldeep Singh, H. No.225, Mohalla Chah Berian, Zira, Ferozpur- 142047.
4. Date of filing of complaint	20.01.2024
5. Name of the Project	Pam Royale Estate
6. RERA Registration No.	PBRERA-JAL33-PR0773
7. Name of Counsel for the complainant, if any.	Sh. Kunal Grover, Authorised Representative.
8. Name of Counsel for the respondent, if any.	Advocates Sh. Mohit Dhiman, Ms. Pooja & Ms. Manisha Maggu.
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	28.04.2026

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 20.01.2024 has been filed by Sh. Ish Kumar Arora (hereinafter referred as the 'Complainant' 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 Fire Safety Norms, Obtaining Occupation Certificate, Formalization, Transfer of Common Areas, Maintenance of Common Area till Completion Certificate, Construction of EWS Flats & Club House Facility, Compliance to Directions of Hon'ble Punjab & Haryana High Court in CWP No. 21578 of 2011 & Civil Revision No.8322 of 2018 and Equipment of all Elevators with Emergency Backup** relating to a RERA registered project namely '**PALM Royale Estate**' [No. PBRERA/JAL33-PR0773] developed on a portion of land situated at Near GTB Nagar, Vill. Kingra , Jalandhar by M/s AHR Promoters and Developers Pvt. Ltd. (hereinafter referred as the 'Respondent for the sake of convenience and brevity).



2. The matter was listed for arguments on 27.04.2026. However, when the matter was taken up, Shri Kunal Grover, duly authorized by the complainant attended the proceedings through VC. He submitted that the complainant seeks to withdraw the present complaint. He further stated that the new petition will be filed by Resident Welfare Association to take over the maintenance of a project. In view of the statement made and as prayed, the present complaint stands dismissed as withdrawn. The file be consigned to the record room.

Chandigarh
Dated: 28.04.2026





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

Dated:- 28.04.2026

Endst. No./CP/RERA/PB/PA/Sec.31/ 664-669

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

1. Sh. Ish Kumar Arora S/o Sh. Ram Chand Arora R/o Flat No. 301, Tower 12, Palm Royal Estate, Green Model Town, Jalndhar -144003.
2. M/s AHR Promoters And Developers Pvt. Ltd. through Director Sh. Kuldeep Singh, H. No.225, Mohalla Chah Berian, Zira, Firozpur- 142047.
3. The Secretary, RERA, Punjab.
4. The Director (Legal), RERA, Punjab.
5. ✓ The Complaint File.
6. The Master File.


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