



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. | GC No. 0404/2024 |
| 2. Name & Address of the complainant / Allottee | 1. Ms. Poonam Grover W/o Raman Kumar R/o H. No. 155, Gaini Zail Singh Nagar, Ropar-140003.
2. Mr. Dev Raj S/o Prem Chand, R/o H. No. 29/29-A, Aggarwal Street No.1, Club Road, Sangrur-148001.
(Email:- jaidkalawoffice@gmail.com) |
| 3. Name & Address of the respondent / Promoter | 1. M/s ATS Estates Pvt. Ltd., 711/92, Deepali, Nehru Place, New Delhi-110019.
(Email:- pb.compliance@atsgreens.com)

2. HDFC Limited, SCO 153-155, Sector-8C, Chandigarh-160008. |
| 4. Date of filing of complaint | 19.11.2024 |
| 5. Name of the Project | ATS Golf Meadows Lifestyle |
| 6. RERA Registration No. | PBRERA-SAS79-PR0007 |
| 7. Name of Counsel for the complainant, if any. | Advocate Sh. Abhishek Khullar & Ms. Shikha Khullar. |
| 8. Name of Counsel for the respondent, if any. | Advocates, Sh. J. P. Rana & Sh. Hardeep Saini for Respondent No.1 & Sh. Shaurya Khanna for Respondent No.2. |
| 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 19.11.2024 has been filed by Ms. Poonam Grover & Mr. Dev Raj (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 refund with interest u/s 18 of RERD Act, 2016** relating to a RERA registered project namely '**ATS Golf Meadows Lifestyle**' [No. PBRERA/SAS79-PR0007] developed on a portion of land situated at Derrabassi by M/s ATS Estates Pvt. Ltd. (hereinafter referred as the 'Respondent for the sake of convenience and brevity).




2. The respondent No.1 filed its reply on 05.09.2025. The copy of the same was received by the counsel for the complainants on 11.09.2025. The respondent No.2 filed its reply on 13.10.2025. The copy of the same was received by

the counsel for the complainants on 13.10.2025. The matter was listed for arguments on 28.04.2026. However, when the matter was taken up, the counsel for the respondent no.1 filed a copy of Settlement Agreement dated 07.11.2025 between the complainants & the respondent no.1 wherein the matter has been amicably and mutually settled between the parties. He submitted that the complaint may be disposed of. It has also been observed that the complainants or their counsels have not attended any proceedings after 13.10.2025. In view of the above facts and as prayed by the respondent no.1, the present complaint stands dismissed as settled. The file be consigned to the record room.

Chandigarh
Dated: 28.04.2026





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

Endst. No./CP/RERA/PB/PA/Sec.31/656-663

Dated:- 28.04.2026

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

1. Ms. Poonam Grover W/o Raman Kumar R/o H. No. 155, Gaini Zail Singh Nagar, Ropar-140003.
2. Mr. Dev Raj S/o Prem Chand, R/o H. No. 29/29-A, Aggarwal Street No.1, Club Road, Sangrur-148001.
3. M/s ATS Estates Pvt. Ltd., 711/92, Deepali, Nehru Place, New Delhi-110019.
4. M/s HDFC Limited, SCO 153-155, Sector-8C, Chandigarh-160008.
5. The Secretary, RERA, Punjab.
6. The Director (Legal), RERA, Punjab.
7. The Complaint File.
8. The Master File.


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