



Real Estate Regulatory Authority, Punjab

First Floor, Block-B, Plot No. 3, Sector-18 A, Madhya Marg, Chandigarh – 160018
Phone No. 0172-5139800, email id: pschairrera@punjab.gov.in & pachairrera@punjab.gov.in

Before the Bench of Sh. Rakesh Kumar Goyal, Chairman.

1. **Complaint No.** :- GC No. 0360/2025
2. **Name & Address of the complainant (s)/ Allottee** :- Ms. Rakhi Verma
B-1-630/4-B, Kunda Puri Civil Lines, Ludhiana, Punjab – 141001.
3. **Name & Address of the respondent (s)/ Promoter** :- M/s. Nevada Housing LLP,
Ludhiana Heights, New Kitchlu Nagar,
Bachan Singh Marg, Ludhiana, Punjab – 141001.
4. **Date of filing of complaint** :- 06.09.2025
5. **Name of the Project** :- Ludhiana Heights
6. **RERA Registration No.** :- PBRERA-LDH45-PR0729
7. **Name of Counsel for the complainant, if any.** :- None for the complainant.
8. **Name of Counsel for the respondent, if any.** :- NA
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** :- 03.02.2026

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. However, when the matter was taken up for hearing, once again no one appeared on behalf of the complainant. A perusal of the record reveals that the present complaint was filed on 06.09.2025 and was first listed on 09.12.2025 vide Record of Proceedings dated 03.11.2025 for removal of deficiencies. Notice in this regard was duly issued to the complainant on 07.11.2025 and was duly served on 12.11.2025. An intimation in this regard was also sent through email. Despite service of notice, no one appeared on behalf of the complainant on 09.12.2025.

In the interest of justice, two more opportunities were also granted to the complainant to rectify the defects and the matter was listed for 29.12.2025 & 03.02.2026. However, even today i.e. 03.02.2026, no one has appeared on behalf of the complainant nor have the deficiencies been removed. The conduct of the complainant clearly reflects lack of interest in pursuing the present complaint. The proceedings have been conducted from time to time and sufficient



opportunities have already been afforded to the complainant to prosecute the matter. It appears that the complainant is no longer interested in pursuing the present complaint.

In view of the above, the present complaint is **dismissed in default**, with liberty to the complainant to file afresh, if desired. File be consigned to the record room.

Chandigarh
Dated: 03.02.2026




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

Endst. No./CP/RERA/PB/PA/Sec.31/274

Dated:- 09/02/26

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

1. Ms. Rakhi Verma, B-1-630/4-B, Kunda Puri Civil Lines, Ludhiana, Punjab – 141001.
2. M/s. Nevada Housing LLP, Ludhiana Heights, New Kitchlu Nagar, Bachan Singh Marg, Ludhiana, Punjab – 141001.
3. The Complaint File.
4. The Master File.


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