



## 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](mailto:pschairrera@punjab.gov.in) & [pachairrera@punjab.gov.in](mailto:pachairrera@punjab.gov.in)

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

- |  |   |
|--|---|
| 1. Complaint No.                                   | :- GC No. 0435/2025   |
| 2. Name & Address of the complainant (s)/ Allottee | :- Darshana Devi Saini,<br>House No. 2175, Sector 68, SAS Nagar (Mohali),<br>Punjab - 160062                                      |
| 3. Name & Address of the respondent (s)/ Promoter  | :- M/s. Puma Realtors Pvt. Ltd. Through Mr. Udit Jain<br>GBK-02-001, One Rise, Sector-99, SAS Nagar<br>(Mohali), Punjab – 140306. |
| 4. Date of filing of complaint                     | :- 15.10.2025   |
| 5. Name of the Project                             | :- One City Hamlet  |
| 6. RERA Registration No.                           | :- PBRERA-SAS81-PR0319  |
| 7. Name of Counsel for the complainant, if any.    | :- Complainant in person.   |
| 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<br>Pb. State RERD Rules, 2017.  |
| 10. Date of Order                                  | :- 31.12.2025   |

**Order u/s. 31 of Real Estate (Regulation & Development) Act, 2016**  
**read with Rule 36 of Pb. State Real Estate (Regulation & Development) Rules, 2017.**

When the matter was taken-up for Preliminary Hearing. The complainant submitted that the present complaint was filed inadvertently. It was further submitted that two complaints had been filed by the complainant on the same cause of action and that another complaint, bearing **GC No. 0321/2025**, is already pending before the co-ordinate Bench of this Authority.

In view of the statement made by learned counsel for the complainant, the present complaint is **dismissed as withdrawn**. It is clarified that the withdrawal is on account of the above submission and shall not affect the proceedings in Complaint No. GC No. 0321/2025.

Accordingly, the file be consigned to the record room.

Chandigarh  
Dated: 31.12.2025



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

Endst. No./CP/RERA/PB/PA/Sec.31/ 70

Dated:- 05/01/2026

A copy of this order is hereby forwarded to the following for their information and necessary action:-

1. Darshana Devi Saini, House No. 2175, Sector 68, SAS Nagar (Mohali), Punjab - 160062
2. M/s. Puma Realtors Pvt. Ltd. Through Mr. Udit Jain, GBK-02-001, One Rise, Sector-99, SAS Nagar (Mohali), Punjab – 140306.
- ✓ 3. The Complaint File.
4. The Master File.

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