



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. 0008/2026
2. Name & Address of the complainant / Allottee	Sh. Prabhat Bhalla R/o Flat No. 307/1, Acme Alvista Smart Homes, Chajju Majra Road, Sector 126, Khara-140301.
3. Name & Address of the respondent / Promoter	M/s Chandigarh Green Fields Pvt. Ltd. H. No.324, Sector37-A, Chandigarh - 160036.
4. Date of filing of complaint	10.02.2026
5. Name of the Project	Acme Alvista Smart Homes
6. RERA Registration No.	PBRERA-SAS80-PR0288
7. Name of Counsel for the complainant, if any.	None
8. Name of Counsel for the respondent, if any.	None
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 10.02.2026 has been filed by Sh. Prabhat Bhalla (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 refund with interest, direction to builder to restore green areas, imposition of penalty and compensation u/s 18 of RERD Act, 2016** relating to a RERA registered project namely '**Acme Alvista Smart Homes**' [No. PBRERA/SAS80-PR0288] developed on a portion of land situated Near Shivalik City Gate No.8, Village Chhajjumajrau Kharar by M/s Chandigarh Green Fields Pvt. Ltd. (hereinafter referred as the 'Respondent for the sake of convenience and brevity).


2. The matter was listed for maintainability of the complaint on 28.04.2026. However, when the matter was taken up, the complainant, Sh. Prabhat Bhalla attended the proceedings. He submitted that he seeks to withdraw the present complaint as the complaint suffers from deficiencies. He further stated that the new complaint will be filed by him after consultancy with an advocate. In view of the statement made and as prayed, the present complaint stands dismissed as



withdrawn with a permission to file the fresh complaint as permissible under provisions of the RERD Act, 2016. 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.31/670-675

Dated:- 28.04.2026

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

1. Sh. Prabhat Bhalla R/o Flat No. 307/1, Acme Alvista Smart Homes, Chajju Majra Road, Sector 126, Khara-140301.
2. M/s Chandigarh Green Fields Pvt. Ltd. H. No.324, Sector37-A, Chandigarh - 160036.
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.