

**BEFORE SHRI BINOD KUMAR SINGH, MEMBER  
REAL ESTATE REGULATORY AUTHORITY, PUNJAB**

Complaint No. AdCNo01242024TR-  
AUTH01032024

Date of Institution: 19.10.2024

Dated of Decision: ...27.02.2026

Monika Behal, House No. 1405, Sector 22B, Chandigarh-160022

....Complainant

Versus

M/s Bajwa Developers Ltd. through its MD, Regd./Sales Office - SCO  
17-18, Sunny Enclave, Desumajra, Kharar, Sahibzada Ajit Singh  
Nagar (Mohali), Punjab -140301

....Respondent

Present: 1. Shri Davinder Kumar, advocate, for the complainant  
2. Sh Vipul Monga, Advocate for the respondent on 21.08.2025  
only, on other dates nobody appeared on behalf of Respondent.

**ORDER**

1. This complaint in Form 'N' under Section 31 of the Real Estate (Regulation and Development) Act, 2016, (hereinafter referred to as the Act of 2016) read with Rule 36 (1) of the Punjab State Real Estate (Regulation and Development) Rules, 2017 (hereinafter referred to as the Rules of 2017) was instituted on 19.10.2024 by the complainants in their individual capacity against the respondent seeking following reliefs:

1.1 Respondent be directed to deliver the possession of the Plot no. 2650 measuring 200 sq. yard in E30, Jandpur MP, Sector 123, Sunny Enclave Kharar Distt. SAS Nagar, Mohali to the complainant and to pay interest for delayed possession @Rs.20/sq.ft. per day from the actual date of Conveyance Deed dated 15.06.2018 till delivery of possession with 18% interest till realization.

2. The complainant submitted the following points in his complaint:

2.1 The complainant purchased plot no. 2650 measuring 200 sq. yard for a sum of Rs. 13,00,000/- in E30, Jandpur MP, Sector 123, Sunny Enclave Kharar Distt. SAS Nagar, Mohali.

2.2 On 29.05.2018, no dues certificate has been issued to the complainant whereby it has been specifically mentioned that whole of the amount of the said Plot has already been paid. A copy of the No Dues Certificate dated 29.05.2018 is annexed herewith as **Annexure C-1**.

2.3 Conveyance Deed of the above said plot was executed on 15.06.2018 for an amount of Rs.13,00,000/-. Copy of Conveyance Deed dated 15.06.2018 is annexed herewith as **Annexure C-2**.

2.4 On 14.08.2018, the respondent carried out demarcation of the said plot for which an amount of Rs.1,500/- has been taken from the complainant. A copy of the receipt dated 14.08.2018 is annexed herewith as **Annexure C-3**.

2.5 The complainant approached the respondent time and again for a delivery of the possession to her but the respondent paid no heed to the said request of the complainant. That the complainant had invested her hard-earned money for the purchase of the plot.

2.6 Till today, the possession of plot No.2650 has not been delivered to the complainant and she is being deprived of enjoying her livelihood without any incumbrances.

3. On 18.11.2024, notice has been issued to the respondent to appear in person or through authorized representative and to file reply within 15 days of the receipt of the notice. Hearing date i.e. 02.01.2025 is fixed for appearance and filing for reply.

3.1 Details of the opportunities allowed by the bench are as under:

DATE OF HEARING	Complainant	Respondents	Remaks
02.01.2025	Sh Davinder Kumar, Advocate appeared	No body appeared on behalf of respondent.	Next date for appearance and filing of reply is 27.02.2025
27.02.2025	Sh Sachin Jain, Advocate appeared for complainant	No body appeared on behalf of respondent.	Next date for filing of reply is 24.04.2025
24.04.2025	Sh Davinder Kumar, Advocate appeared	No body appeared on behalf of respondent. In interest of justice, last and final opportunity is granted to the respondent.	Next date for filing of reply is 03.07.2025
03.07.2025	Sh Davinder Kumar, Advocate appeared	No body appeared on behalf of respondent. In interest of justice, another last and final opportunity is granted to the respondent.	Next date for filing of reply is 21.08.2025
21.08.2025	Sh Sachin Jain, Advocate appeared	Sh Vipul Monga, Advocate appeared and sought time to file the reply, inform respondent that last and final opportunity is granted to file reply	Next date for filing of reply is 26.08.2025
26.08.2025	Sh Sachin Jain, Advocate appeared	No body appeared on behalf of respondent. In interest of justice, again another last and final opportunity is granted to the respondent.	Next date for filing of reply is 30.10.2025
30.10.2025	None	No body appeared on behalf of respondent.	Next date for is 18.12.2025 for arguments
18.12.2025	None	No body appeared on behalf of respondent.	Next date for is 19.02.2026 for arguments
19.02.2026	Complainant in person appeared	No body appeared on behalf of respondent.	Matter is reserved for order.

4. It is clear from above details that despite various opportunities granted to respondent neither any reply to complaint was filed by respondent nor there was any representation on behalf of respondent till date. It appears that respondent is not interested to pursue its matter before this Authority.

5. The undersigned heard arguments of the Counsel for the complainant on 19.02.2026. On the basis of his submission made in their pleadings as

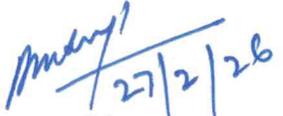
summarised above. I have duly considered the documents filed and written & oral submissions of the complainant.

6. The authorised representative submitted written submissions and pleaded that no physical possession of the plot has been given. In the written submission, it is the prayer of the complainant to direct respondent to hand over physical possession of the plot no.2650.

7. Perusal of the sale deed registered way back on 15.06.2018, before institution of this complaint on 19.10.2024 would reveal that Plot No.2650 situated at E30, Jandpur MP, Sector 123, Sunny Enclave Kharar Distt. SAS Nagar, Mohali was sold to the complainant against the total sale price of Rs.13,00,000/-. Further, in this sale deed, it is specifically mentioned that possession of the said plot was handed over to purchaser on 15.06.2018 itself and henceforth the seller/company has no right or title upon this sold plot. It is not the case of the complainant that sale deed was executed by the respondent under coercion, threat or undue pressure.

8. It is also noteworthy that the present complaint was instituted on 19.10.2024 and the sale deed had been executed on 15.06.2018. Since the possession of plot no.2650 measuring 200 Sq. Yard, E30, Jandpur MP, Sector 123, Sunny Enclave Kharar Distt. SAS Nagar, Mohali had already been handed over to the complainant, as per sale deed already executed on 15.06.2018, complainant has failed to make out any case in her favour for seeking relief as per the mandate of the Act of 2016. Thus, no relief as per the mandate of the Act of 2016 can be granted to the complainant. This complaint held to be devoid of any merit and is accordingly dismissed. However, complainant is at liberty to approach the adequate forum for compensation or any other relief, if he deems fit.

9. File be consigned to record room after due compliance.

  
**(Binod Kumar Singh)**  
Member, RERA, Punjab