



## 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.

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|--|--|
| 1. Complaint No.                                   | :- AdC No. 00742025URTR-AUTH00272025   |
| 2. Name & Address of the complainant (s)/ Allottee | :- Ms. Nitika Gupta,<br>House No. 406-B, Green Avenue,<br>Amritsar, Punjab – 143001.                 |
| 3. Name & Address of the respondent (s)/ Promoter  | :- M/s. Regent Land Holdings Pvt. Ltd.,<br>1 Airport Road, Ajnala Road,<br>Amritsar, Punjab - 143101 |
| 4. Date of filing of complaint                     | :- 30.07.2025  |
| 5. Name of the Project                             | :- Blessing City   |
| 6. RERA Registration No.                           | :- Un-Registered Project   |
| 7. Name of Counsel for the complainant, if any.    | :- Sh. D.D. Sharma, Advocate for the complainant.  |
| 8. Name of Counsel for the respondent, if any.     | :- None for respondent.  |
| 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                                  | :- 04.05.2026  |

**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 filing of reply; however, when the matter was taken up, Ld. Counsel for complainant submitted that the complainant seeks to withdraw the present complaint as the dispute has already been amicably settled between the parties.

In view of the statement made and the documents produced, and as prayed, the present complaint stands **dismissed as withdrawn, being mutually settled**; it is further clarified that this dismissal is solely on account of the complainant's withdrawal and shall remain without prejudice to the merits of the case. The file be consigned to the record room.

It is also seen that the present complaint pertains to a project which is not registered with this Authority. In this regard, Secretary of this Authority is hereby directed to get a report from Legal/Admin Section on the following points and put the same before this bench for taking appropriate action under the Act:-


- i. Whether any proceedings u/s. 59 of the Act, to which the present complaint pertains is **pending adjudication OR Filed** by any other Bench of this Authority?
- OR
- ii. Whether this Authority has received any application for registration of the un-registered project?



Accordingly, Registry of this Authority is also directed to send a copy of this order to the Secretary for taking necessary action as ordered above and putting up the same separately before the same bench where proceedings are going on or otherwise before this Bench, to avoid multiplicity.

Chandigarh  
Dated: 04.05.2026




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

Endst. No./CP/RERA/PB/PA/Sec.31/708

Dated: -8/5/26

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

1. Ms. Nitika Gupta, House No. 406-B, Green Avenue, Amritsar, Punjab – 143001.
2. M/s. Regent Land Holdings Pvt. Ltd., 1 Airport Road, Ajnala Road, Amritsar, Punjab - 143101
3. The Complaint File.
4. The Master File.

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