

**Before Sh. J. S. Khushdil, Adjudicating Officer,  
Real Estate Regulatory Authority, Punjab, Plot No.3, Block-B,  
First Floor, Madhya Marg, Sector 18A, Chandigarh-160018.**

Complaint No. AO.No.41 of 2018  
Dated of Institution: 30.05.2018  
Date of Order:04.12.2018

Ajay Agarwal son of Sh. Sataya Narayan Agarwal, resident of House No.17D, Gholmohar Trends, Dhakoli, Zirakpur, Punjab.

Complainant

Versus

Anil Kumar Bansal, Partner and Authorized Signatory Green Valley Heights, Near Sector 20, Panchkula, village Kishanpura, MC Zirakpur, District SAS Nagar, Mohali, Punjab.

Respondent

*Sh. Himanshu Raj*  
*4/12/2018*

Complaint under Section 31 read with Section 71 of the Real Estate (Regulation and Development) Act 2016 in form N.

Present: Shri Jaswant Singh representative for complainant  
Shri Tarun Bajaj proxy for Shri Himanshu Raj representative for the respondent

**ORDER**

1. Ajay Agarwal (hereinafter called as the complainant) has filed this complaint against Anil Kumar Bansal partner and Authorized

signatory Green Valley Heights, (here-in-after called as the respondent) alongwith documents alleging violation of Section 18 of the Real Estate (Regulation and Development) Act 2016 (herein-after called as the Act) seeking interest, penalty etc. as per the provisions of the Act on account of late delivery of possession of pent house bearing No.1005 in the project namely Green Valley Heights despite of the fact that the whole payment of Rs.28,00,000/- towards price was made by the complainant. It is alleged by the complainant that the project in question has been registered with this Authority.

2. Upon notice, respondent appeared through its representative and filed written reply denying all the allegations as contained in the complaint.


3. After hearing both sides, notice of substance of contraventions of the provisions of the Act was served upon the representative for the respondent, to which he pleaded not guilty and the case was fixed for production of documents by both the sides.

4. However, In view of the circulars dated 09.10.2018 and 21.11.2018 of the Authority, the Adjudicating Officer lacks the jurisdiction to grant relief of interest and the learned representative for complainant has also suffered a statement for deciding the

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complaint as per above circulars. Therefore, in the larger interest of justice, the complaint is ordered to be returned to the complainant, who is at liberty to file a fresh complaint before the Authority as per the decision of learned Authority. Copy of this order be supplied to the parties under Rules.

Dated:04.12.2018

  
(J.S. Khushdil)  
Adjudicating Officer, 4/12/2018  
Real Estate Regulatory Authority, Punjab.