

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. ADC No.1014/2018  
Dated of Institution: 31.08.2018  
Date of Order: 17.12.2018

Manjit Mann resident of 2426, Phase 10, Sahibzada Ajit Singh Nagar  
(Mohali), Punjab.

Complainant

Versus

Bhanu Infrabuild Pvt. Ltd, India Trade Tower, First Floor, Sahibzada  
Ajit Singh Nagar, (Mohali), Punjab.

Respondent

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

Present: Shri Amitabh Tiwari representative for complainant  
Shri Munish Gupta representative for the respondent


ORDER

1. Manjit Mann (hereinafter called as the complainant) has filed this  
complaint against Bhanuinfra Build Pvt. Ltd., (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 refund, interest etc. as per the provisions of the Act on account of non-delivery of possession of unit No.ITTC/11/Office-1101B in India Trade Tower despite of the fact that the complainant has paid an amount of Rs.54,89,751/- towards the price of the property as Rs.56,07,604/-. 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, who filed memo of appearance on behalf of respondent.
3. Heard. 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 refund or interest. 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:17.12.2018

  
(J.S. Khushdil)  
Adjudicating Officer, 15/12/2018  
Real Estate Regulatory Authority, Punjab.