

**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.17/2018
Dated of Institution: 01.03.2018
Date of Order: 20.12.2018

1. Mr. Deepanshu Garg son of Shri Pawan Kumar Garg
2. Mrs. Gayatri Ghanekar wife of Mr. Deepanshu Garg, residents of B-307, Pebbles 2, Survey No.270, Behind DSK Toyota Showroom, Bavdhan BK Pune-411021.

Complainants

Versus

M/s Janta Land Promoters Ltd. Corporate Office at SCO 39-42, Sector 82, JLPL Industrial Area, SAS Nagar, Punjab-140306.

Respondent

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

Present: Shri Saurav Garg representative for complainants
Shri Vinay Pandey representative for the respondent

O R D E R


1. Deepanshu Garg and Gayatri Ghanekar (hereinafter called as the complainants) has filed this complaint against M/s Janta Land Promoters Limited, (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 etc. as per the provisions of the Act on account of non-delivery of possession of 4 BHK apartment

DSK Khushdil
20/12/2018

No.C-702 measuring 3012 square feet in Falcon View, Phase-1, Sector 66, Mohali despite of the fact that the complainants have paid an amount of Rs.1,00,84,005/- towards the price of the property as Rs.96,38,400/-. It is alleged by the complainants that the project in question has been registered with this Authority.

2. Upon notice, respondent appeared through its representative and filed written reply contesting the complaint. After going through the record brought on record, notice for substance of contravention of the Act was served upon the respondent to which its representative pleaded not guilty.
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 complainants, who are 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:20.12.2018


(J.S. Khushdil)
Adjudicating Officer, 20/12/2018
Real Estate Regulatory Authority, Punjab.