



Real Estate Regulatory Authority, Punjab
First Floor, Block-B, Plot No. 3, Sector-18 A, Madhya Marg, Chandigarh – 160018

Before the Bench of Sh. Rakesh Kumar Goyal, Member.

Execution Application No. 01 of 2021
In Complaint/RERA GC No. 1239/2020
(Record of proceedings on 22.02.2024)

Sundeep Singh Kajla
Vs.

Ansal Properties and Infrastructure Ltd.

Present:- Sh. Ravinder Pal Singh, Advocate for the applicant.
Sh. Gaurav, Advocate for Sh. Prateek Garg, Advocate for the respondent.

Ld. Counsel for the applicant stated that after the passing of order dated 07.07.2020 u/s. 31 of the RERD Act passed in the main case, an amount of Rs.10,00,000/- had been paid by the respondent-promoter to the applicant and except from that nothing has been paid to it till date.

Perusal of the execution application reveals that on 06.04.2021 and 30.11.2021, the then Member had already issued directions to the Registry of this Authority for issuance of recovery certificate of the due amount, after quantification from the Accounts Section to the Deputy Commissioner-cum-District Collector, SAS Nagar. For ready reference, order passed on 06.04.2021 is reproduced hereunder:-

“Let warrants of recovery of the due amount from the JDs be issued to the concerned District Magistrate mentioning the due amount returnable on or before the next date of hearing i.e., 25.05.2021 at 10.30 a.m. by furnishing the list of property and calculation sheet as submitted by the Decree Holder.”

Further, from time to time the matter was taken up for submission of property details/jamabandi by the applicant and on 30.11.2021 following orders were also passed:-

“Case was taken up through V.C.

Sh. Ravinder Pal Singh, Counsel for the DH submitted that he had already submitted the copy of the jamabandi through email. This is taken on record.

Accordingly, the registry is directed to get a report from Finance & Accounts Branch regarding exact due amount up to the date of execution and thereafter issue fresh notice for warrants of recovery to the concerned D.C.

D.C. be also directed to recovery further interest @ 9.30% per annum (today's highest MCLR rate 7.30% plus 2%), on the principal amount, w.e.f. the date of filing of application for execution i.e., 06.01.2021 till the actual date of recovery.

Now to come up on 11.01.2022 at 11.00 a.m for further proceedings JD's be informed accordingly.”

In compliance to the same, on 29.12.2021, recovery certificate for an amount of Rs.59,95,606/- (i.e., till the date of order dated 30.11.2021) was issued to the Deputy Commissioner-cum-District Collector




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In this regard the DC office had already been asked to recover the dues alongwith its calculation. The same is being followed up by this Authority. This fact is being made clear to the applicant/DH. Therefore, no further action is required to be taken up in the case.

Chandigarh
Dated: 22.02.2024


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