

**REAL ESTATE APPELLATE TRIBUNAL, PUNJAB**  
SCO No. 95-98, Bank Square, P.F.C Building, Sector-17-B, Chandigarh

Subject: -

**Appeal No. 80 of 2022**

- (i) Kavita Chaudhary wife of Mayank Chaudhary contact No.98151824424
- (ii) Mayank Chaudhary contact no.9815182424  
(Both residents of #2479, 1<sup>st</sup> Floor, Sector-66 SAS Nagar Mohali District & State Sahibzada Ajit Singh Nagar (Mohali), Punjab Pin Code: 160055)

....Appellant

**Versus**

M/s Vera Developers Pvt. Ltd. having registered office at Bura Gujar Road, Village Kotli Devan Muktsar District & State Amritsar, Punjab Pin Code: 152026 Mobile No.: 7087304777 and Address for service of all notices: Old Kalka Road, Park Street, New Patiala Chowk, Sahibzada Ajit Singh Nagar (Mohali), Punjab Pin Code: 140603.

....Respondent

Memo No. R.E.A.T./2022/ 276.

To,

**REAL ESTATE REGULATORY AUTHORITY, PUNJAB 1<sup>ST</sup>  
FLOOR, BLOCK B, PLOT NO.3, MADHYA MARG,  
SECTOR-18, CHANDIGARH-160018.**

Whereas appeals titled and numbered as above were filed before the Real Estate Appellate Tribunal, Punjab. As required by Section 44 (4) of the Real Estate (Regulation and Development) Act, 2016, a certified copy of the order passed in aforesaid appeals is being forwarded to you and the same may be uploaded on website.

Given under my hand and the seal of the Hon'ble Tribunal this 15<sup>th</sup>  
day of June, 2022.



*Tharun Kaur*  
*15-6-2022*

REGISTRAR

REAL ESTATE APPELLATE TRIBUNAL, PUNJAB

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**BEFORE THE REAL ESTATE APPELLATE TRIBUNAL,  
PUNJAB**

Appeal No 80 of 2022

**MEMO OF PARTIES**

- (i) Kavita Chaudhary wife of Mayank Chaudhary contact no. 9815182424
- (ii) Mayank Chaudhary contact no. 9815182424  
(Both residents of #2479, 1<sup>st</sup> Floor, Sector 66 SAS, Nagar Mohali District & State Sahibzada Ajit Singh Nagar (Mohali), Punjab Pin Code: 160055)

.....Appellants


Versus

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.....Respondent

Chandigarh

Dated: 16/5/22

  
(Yugal Kumar Jamwal)

Advocate

Counsel for the Appellants

P/289/2017





2

**BEFORE THE REAL ESTATE APPELLATE TRIBUNAL,  
PUNJAB, AT CHANDIGARH**

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**Appeal No. 80 of 2022**

- (i) Kavita Chaudhary wife of Mayank Chaudhary contact  
No.98151824424
- (ii) Mayank Chaudhary contact no.9815182424  
(Both residents of #2479, 1<sup>st</sup> Floor, Sector-66 SAS Nagar  
Mohali District & State Sahibzada Ajit Singh Nagar  
(Mohali), Punjab Pin Code: 160055)

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**Versus**

M/s Vera Developers Pvt. Ltd. having registered office at  
Bura Gujar Road, Village Kotli Devan Muktsar District &  
State Amritsar, Punjab Pin Code: 152026 Mobile No.:  
7087304777 and Address for service of all notices: Old  
Kalka Road, Park Street, New Patiala Chowk, Sahibzada  
Ajit Singh Nagar (Mohali), Punjab Pin Code: 140603.

....Respondent

**Present:** - Mr. Yugal Kumar Jamwal, Advocate for the  
appellant.

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**CORAM: JUSTICE MAHESH GROVER (RETD.), CHAIRMAN  
SH. S.K GARG DISTRICT AND SESSIONS JUDGE (RETD.)  
ER. ASHOK KUMAR GARG, C.E. (RETD.), MEMBER  
(ADMINISTRATIVE/TECHNICAL)**

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**JUDGMENT/ORDER:** (Sh. Mahesh Grover (Retd.), Chairman)  
(oral)

## APPEAL NO.80 OF 2022

2

1. This appeal is directed against the impugned order dated 31.01.2022 passed by the Chairperson, Real Estate Appellate Tribunal, Punjab (hereinafter referred to as the Authority).
2. The Authority while looking into the complaint recorded in Paragraph 5(a) that there was a prima facie violation of Section 13 (1) of the Act, since after accepting more than 10% of the cost of the apartment, the agreement for sale has been executed. Finding such a violation, it had directed its Secretary to issue notice to the respondent in this regard.
3. The learned counsel for the appellant does not make a grievance of any other portion of the order but, contends that since a direction has been issued to the Secretary to issue notice to the respondent, which he has not done so far, therefore, he is within his rights to file the present appeal with the stated grievance of non-issuance of notice to the respondent by the Authority.



We are afraid, such a grievance can hardly be agitated in the appeal. If the Secretary, has not issued notice then, it was open to the present appellant to apprise

# APPEAL NO.80 OF 2022

3

the Authority in this regard and ensure that the follow up action as envisaged in the impugned order was done. There is hardly any occasion for the appellant to file the present appeal and waste the precious time of the Courts.

5. The appeal is therefore dismissed with the liberty to the appellant to pursue his remedy before the Authority. This order be also communicated to the Authority for necessary action at its end.
6. File be consigned to record room and a copy of this order be communicated to the parties as well as to the Real Estate Regulatory Authority, Punjab.

Sd/-  
JUSTICE MAHESH GROVER (RETD.)  
CHAIRMAN

Sd/-  
S.K. GARG, D & S. JUDGE (RETD.)  
MEMBER (JUDICIAL)

Sd/-  
ER. ASHOK KUMAR GARG, C.E. (RETD.)  
MEMBER (ADMINISTRATIVE/TECHNICAL)

May 30, 2022  
AN



Certified To Be True Copy

Registrar  
Real Estate Appellate Tribunal Punjab  
Chandigarh

15/06/2022