

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

Subject: -

Appeal No. 115 of 2022

Nirmal Singh S/o Sh. Natha Singh, presently residing at H.No. 1501, Sector-69, SAS Nagar, Mohali, Punjab.

....Appellant

Versus

1. Real Estate Regulatory Authority, Punjab through its Chairperson, First Floor, Block-B, Plot No. 03, Sector-18 A, Madhya Marg, Chandigarh (160018).
2. M/s Shiwalik Site Planners Pvt. Ltd., SCO 510, Sector-70, Mohali, Punjab.

.....Respondents

Appeal No. 116 of 2022

Nirmal Singh S/o Sh. Natha Singh, presently residing at H.No. 1501, Sector-69, SAS Nagar, Mohali, Punjab.

....Appellant

Versus

1. Real Estate Regulatory Authority, Punjab through its Chairperson, First Floor, Block-B, Plot No. 03, Sector-18 A, Madhya Marg, Chandigarh (160018).
2. M/s Shiwalik Site Planners Pvt. Ltd., SCO 510, Sector-70, Mohali, Punjab.

.....Respondents



Appeal No. 117 of 2022

M/s Walks N Walks Manage Pvt. Ltd. Regd Officer at SCO 664,
Sector-70, Mohali through director Sh. Nirmal Singh.

....Appellant

Versus

1. Real Estate Regulatory Authority, Punjab through its
Chairperson, First Floor, Block-B, Plot No. 03, Sector-18 A,
Madhya Marg, Chandigarh (160018).
2. M/s Shiwalik Site Planners Pvt. Ltd., SCO 510, Sector-70,
Mohali, Punjab.

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Appeal No. 118 of 2022

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Madhya Marg, Chandigarh (160018).
2. M/s Shiwalik Site Planners Pvt. Ltd., SCO 510, Sector-70,
Mohali, Punjab.

.....Respondents



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

Memo No. R.E.A.T./2022/459

To,

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

Whereas appeals titled and numbered as above was 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 15th
day of September, 2022.

Shamendra Kumar

REGISTRAR

REAL ESTATE APPELLATE TRIBUNAL, PUNJAB



1

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

Appeal No. 115 of 2022

In ADC No. 0065 of 2021 UR BF TR

MEMO OF PARTIES

1. Nirmal Singh son of Sh. Natha Singh, presently residing at H. No.1501, Sector-69, SAS Nagar, Mohali, Punjab.

....Appellants/Complainants

Versus

1. Real Estate Regulatory Authority, Punjab, through its Chairperson, First Floor, Block-B, Plot No.-3, Sector-18A, Madhya Marg, Chandigarh – 160018.
2. M/s Shiwalik Site Planners Pvt. Ltd., SCO-510, Sector-70, Mohali, Punjab.

1. Nirmal Singh son of Sh. Natha Singh, presently residing at H. No.1501, Sector-69, SAS Nagar, Mohali, Punjab.

....Appellants/Complainants

Versus

1. Real Estate Regulatory Authority, Punjab, through its Chairperson, Chandigarh

Dated: 23.06.2022



LUV MALHOTRA & MOHAMMAD SARTAJ KHAN

ADVOCATE

COUNSEL FOR THE APPELLANTS



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

Appeal No. 116 of 2022

In ADC No. 0067 of 2021 UR BF TR

MEMO OF PARTIES

1. Nirmal Singh son of Sh. Natha Singh, presently residing at H. No.1501, Sector-69, SAS Nagar, Mohali, Punjab.

....Appellants/Complainants

Versus

1. Real Estate Regulatory Authority, Punjab, through its Chairperson, First Floor, Block-B, Plot No.-3, Sector-18A, Madhya Marg, Chandigarh – 160018.
2. M/s Shiwalik Site Planners Pvt. Ltd., SCO-510, Sector-70, Mohali, Punjab.

Chandigarh

Dated: 23.06.2022

LUV MALHOTRA & MOHAMMAD SARTAJ KHAN

ADVOCATE

COUNSEL FOR THE APPELLANTS



Chandigarh

Dated: 23.06.2022

LUV MALHOTRA & MOHAMMAD SARTAJ KHAN
ADVOCATE

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

Appeal No. 117 of 2022
In ADC No. 0077 of 2021 UR BF TR

MEMO OF PARTIES

1. M/S WALKS N WALKS MANAGE PVT LTD. Regd. Office at SCO-664, Sector-70, Mohali THROUGH DIRECTOR THROUGH DIRECTOR Sh. Nirmal Singh.

....Appellants/Complainants



Versus

1. Real Estate Regulatory Authority, Punjab, through its Chairperson, First Floor, Block-B, Plot No.-3, Sector-18A, Madhya Marg, Chandigarh – 160018.
2. M/s Shiwalik Site Planners Pvt. Ltd., SCO-510, Sector-70, Mohali, Punjab.

....Appellants/Complainants

Chandigarh

Dated: 23.06.2022



LUV MALHOTRA & MOHAMMAD SARTAJ KHAN
ADVOCATE
COUNSEL FOR THE APPELLANTS



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

Appeal No. 118 of 2022

In ADC No. 0076 of 2021 UR BF TR

MEMO OF PARTIES

1. M/S WALKS N WALKS MANAGE PVT LTD. Regd. Office at SCO-664, Sector-70, Mohali THROUGH DIRECTOR THROUGH DIRECTOR Sh. Nirmal Singh.

....Appellants/Complainants

Versus

1. Real Estate Regulatory Authority, Punjab, through its Chairperson, First Floor, Block-B, Plot No.-3, Sector-18A, Madhya Marg, Chandigarh-160018.
2. M/s Shiwalik Site Planners Pvt. Ltd., SCO-510, Sector-70, Mohali, Punjab.

MEMO OF PARTIES

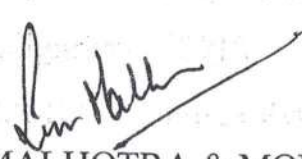

1. M/S WALKS N WALKS MANAGE PVT LTD. Regd. Office at SCO-664, Sector-70, Mohali THROUGH DIRECTOR THROUGH DIRECTOR Sh. Nirmal Singh.

....Appellants/Complainants

Versus

Chandigarh

Dated: 23.06.2022



LUV MALHOTRA & MOHAMMAD SARTAJ KHAN
ADVOCATE
COUNSEL FOR THE APPELLANTS



Chandigarh

Dated: 23.06.2022

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

Appeal No. 115 of 2022

Nirmal Singh S/o Sh. Natha Singh, presently residing at H.No. 1501, Sector-69, SAS Nagar, Mohali, Punjab.

....Appellant

Versus

1. Real Estate Regulatory Authority, Punjab through its Chairperson, First Floor, Block-B, Plot No. 03, Sector-18 A, Madhya Marg, Chandigarh (160018).
2. M/s Shiwalik Site Planners Pvt. Ltd., SCO 510, Sector-70, Mohali, Punjab.

.....Respondents

Appeal No. 116 of 2022

Nirmal Singh S/o Sh. Natha Singh, presently residing at H.No. 1501, Sector-69, SAS Nagar, Mohali, Punjab.

1. Real Estate Regulatory Authority, Punjab through its Chairperson, First Floor, Block-B, Plot No. 03, Sector-18 A, Madhya Marg, Chandigarh (160018).

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2. M/s Shiwalik Site Planners Pvt. Ltd., SCO 510, Sector-70, Mohali, Punjab.

.....Respondents



Appeal No. 117 of 2022

M/s Walks N Walks Manage Pvt. Ltd. Regd Officer at SCO 664,
Sector-70, Mohali through director Sh. Nirmal Singh.

....Appellant

Versus

1. Real Estate Regulatory Authority, Punjab through its
Chairperson, First Floor, Block-B, Plot No. 03, Sector-18 A,
Madhya Marg, Chandigarh (160018).
2. M/s Shiwalik Site Planners Pvt. Ltd., SCO 510, Sector-70,
Mohali, Punjab.

.....Respondents

Appeal No. 118 of 2022

M/s Walks N Walks Manage Pvt. Ltd. Regd Officer at SCO 664,
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....Appellant

Versus

1. Real Estate Regulatory Authority, Punjab through its
Chairperson, First Floor, Block-B, Plot No. 03, Sector-18 A,
Madhya Marg, Chandigarh (160018).
2. M/s Shiwalik Site Planners Pvt. Ltd., SCO 510, Sector-70,
Mohali, Punjab.

.....Respondents

Present:

Mr. Mohammad Sartaj, Advocate for the appellants.
 Mr. Jaspal Singh Khara, Assistant Manager, RERA,
 Punjab
 Mr. Pankaj Bains, Advocate for Respondent No. 02,



CORAM: **JUSTICE MAHESH GROVER (RETD.), CHAIRMAN**
SH. S.K. GARG DISTT. & SESSIONS JUDGE
(RETD.), MEMBER (JUDICIAL)
ER. ASHOK KUMAR GARG, CHIEF ENGINEER
(RETD.), MEMBER (ADMN./ TECH.)

JUDGMENT: (JUSTICE MAHESH GROVER (RETD.), CHAIRMAN)

1. By this order we will dispose of the following appeals:-

| | |
|------------------------|--|
| Appeal No. 115 of 2022 | NIRMAL SINGH VS RERA, PUNJAB & ANOTHER |
| Appeal No. 116 of 2022 | NIRMAL SINGH VS RERA, PUNJAB & ANOTHER |
| Appeal No. 117 of 2022 | M/s WALKS N WALKS MANAGE PVT. LTD. VS RERA, PUNJAB & ANOTHER |
| Appeal No. 118 of 2022 | M/s WALKS N WALKS MANAGE PVT. LTD. VS RERA, PUNJAB & ANOTHER |

2. The service is complete. Learned counsel for the appellant states that the controversy raised in the present appeals is squarely covered by the ratio of the decision rendered by us in Appeal No. 60 of 2022 (Aman Sethi and Another Vs. Dara

Buildtech and Developers Ltd. and another).

3. The Real Estate Regulatory Authority, Punjab (hereinafter known as the Authority), has declined interference in the

complaint on the premise that the project was unregistered.

4. We have elaborately dealt with this issue while answering Appeal No. 60 of 2022 (Aman Sethi and Another Vs. Dara Buildtech and Developers Ltd. and another) and looking at the



limited controversy raised before us in the present appeals we are of the opinion that the ratio of the decision rendered in Appeal No. 60 of 2022 (Aman Sethi and Another Vs. Dara Buildtech and Developers Ltd. and another) would cover such a controversy as well.

5. Accordingly the present appeals are disposed of with the same terms as Appeal No. 60 of 2022 (Aman Sethi and Another Vs. Dara Buildtech and Developers Ltd. and another).
6. Parties are directed to appear before the Real Estate Regulatory Authority, Punjab on 29.09.2022. Files be consigned to record room.

Photocopy of this order be placed in connected cases.

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)

September 8, 2022

DS



Certified To Be True Copy

Registrar
Registrar
Real Estate Appellate Tribunal Punjab
Chandigarh

15/09/2022