

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

Subject: -

EXECUTION APPLICATION NO. 15 OF 2022
IN APPEAL NO. 44 OF 2022

1. Kiran Pal Gupta.
 2. Sneh Lata
- Both R/o Flat No. 603, Tower F, 6th Floor, Sushma Crescent, Dhakoli,
Zirakpur, District – Mohali, Punjab

.....Complainants/Decree Holders

Versus

1. Sushma Buildtech Limited, B-107, First Floor, Business Complex at Elante Mall, Industrial Area, Chandigarh – 160002.
2. Bharat Mittal, Director, B-107, First Floor, Business Complex at Elante Mall, Industrial Area, Chandigarh – 160002.
3. Binder Pal Mittal, Managing Director, B-107, First Floor, Business Complex at Elante Mall, Industrial Area, Chandigarh – 160002.

....Respondents/Judgment Debtors

EXECUTION APPLICATION NO. 16 OF 2022
IN APPEAL NO. 45 OF 2022

1. Manas Chhabra
 2. Veena Chhabra
- Both R/o B-2/71, First Floor, Paschim Vihar, New Delhi 110063.

.....Complainants/Decree Holders

Versus

1. Sushma Buildtech Limited, B-107, First Floor, Business Complex at Elante Mall, Industrial Area, Chandigarh – 160002.
2. Bharat Mittal, Director, B-107, First Floor, Business Complex at Elante Mall, Industrial Area, Chandigarh – 160002.
3. Binder Pal Mittal, Managing Director, B-107, First Floor, Business Complex at Elante Mall, Industrial Area, Chandigarh – 160002.

....Respondents/Judgment Debtors



Memo No. R.E.A.T./2023/ 98

To,

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

Whereas Execution Applications 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 Execution Applications 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 27th
of February, 2023.

Manendra Kumar

REGISTRAR

REAL ESTATE APPELLATE TRIBUNAL, PUNJAB

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

Execution Application No. 15 of 2022

In

Appeal No. 44 of 2022

In

GC No. 1825 of 2020

1. **KIRAN PAL GUPTA,**
2. **SNEH LATA,**

Both R/o Flat No. 603, Tower F, Sixth Floor, Sushma Crescent,
Dhakoli, Zirakpur, District - Mohali, Punjab.

.....Complainants/Decree Holder

Versus

1. Sushma Buildtech Limited, B-107, First Floor, Business Complex at
Elante Mall, Industrial Area, Chandigarh - 160002.
2. Bharat Mittal, Director, B-107, First Floor, Business Complex at
Elante Mall, Industrial Area, Chandigarh - 160002.
3. Binder Pal Mittal, Managing Director, B-107, First Floor, Business
Complex at Elante Mall, Industrial Area, Chandigarh - 160002.

.....Respondents/Judgment Debtors



Execution Application under Section 57 & 40 of the
Real Estate (Regulation & Development) Act, read
with Rule 24 & 25 of The Punjab Real Estate
(Regulation & Development) Rules, 2017, for
execution of the order dated 27.09.2022 (Annexure
A-2) passed by Punjab RERA Appellate Tribunal, in
the Appeal No. 44/2022 in GC No. 1825 of 2020 .

Respectfully Showeth:-

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

Execution Application No. 16 of 2022

In

Appeal No. 45 of 2022

In

GC No. 1826 of 2020

1. **MANAS CHHABRA,**
2. **VEENA CHHABRA,**

Both R/o B-2/71, First Floor, Paschim Vihar, New Delhi 110063.

.....Complainants/Decree Holder

Versus

1. Sushma Buildtech Limited, B-107, First Floor, Business Complex at Elante Mall, Industrial Area, Chandigarh – 160002.
2. Bharat Mittal, Director, B-107, First Floor, Business Complex at Elante Mall, Industrial Area, Chandigarh – 160002.
3. Binder Pal Mittal, Managing Director, B-107, First Floor, Business Complex at Elante Mall, Industrial Area, Chandigarh – 160002.

.....Respondents/Judgment Debtors

Execution Application under Section 57 & 40 of the Real Estate (Regulation & Development) Act, read with Rule 24 & 25 of The Punjab Real Estate (Regulation & Development) Rules, 2017, for execution of the order dated 27.09.2022 (Annexure A-2) passed by Punjab RERA Appellate Tribunal, in the Appeal No. 45/2022 in GC No. 1826 of 2020 .



Respectfully Showeth:-

We, the above named decree Holders, hereby apply for execution of order dated 27.09.2022 (Annexure A-2) passed by this Hon'ble Real

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REAL ESTATE APPELLATE TRIBUNAL, PUNJAB AT CHANDIGARH

<p>APPLICATION NO. 330 OF 2022 EXECUTION APPLICATION NO. 15 OF 2022 IN APPEAL NO. 44 OF 2022 KIRAN PAL GUPTA & ANOTHER VERSUS SUSHMA BUILDTECH LTD & OTHERS.</p>	<p>APPLICATION NO. 331 OF 2022 EXECUTION APPLICATION NO. 16 OF 2022 IN APPEAL NO. 45 OF 2022 MANAS CHABBRA & ANOTHER VERSUS SUSHMA BUILDTECH LTD & OTHERS.</p>
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Present: - Mr. Narender Yadav, Advocate for the appellant.
Mr. Akashdeep Sethi, Sr. Legal manager, Sushma Buildtech Ltd.

Learned counsel for the applicant states that the cheques have been handed over by the non-applicant in satisfaction of the orders passed by this Court. He further expresses an apprehension that two cheques being post dated may not be honoured and thus the matter be adjourned till the time these cheques are encashed.

We would not be a privy to the apprehension of the applicant and thus we proceed to close the matters since the order of this Court have been complied with. However, the non-applicant be put on notice that in case the cheques issued to the applicants are not honoured, he shall be amenable to the consequences under the Act.

Disposed of as above.

Photocopy of this order be placed in connected case.

Sdr
JUSTICE MAHESH GROVER (RETD.)
CHAIRMAN

Sdr
S.K. GARG, D & S. JUDGE (RETD.)
MEMBER (JUDICIAL)

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

February 16, 2023
DS

Certified To Be True Copy
Registrar
Real Estate Appellate Tribunal Punjab
Chandigarh