



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.

Complaint/RERA GC No. 0065/2023
(Record of proceedings on 17.07.2023)

Preeti Goyal
Vs.

1. Grewal Construction Pvt. Ltd., Kulbir Singh & Ajmer Singh Grewal
2. PSPCL, Sangrur

Present:-

1. Complainant in person alongwith her husband Sh. Parneet Goyal.
2. Ms. Pooja, Advocate for respondent no.1.
3. Sh. Varinder Deepak, Executive Engineer, Addl. SE (Division), Sangrur and Sh. Manmohan Singh, JE (Authorised Representatives) for respondent no.2


A detailed reply on behalf of respondent no.2 (vide memo no. 8528/29 dated 06.07.2023) had already been received in this office. A copy of the same also given to the complainant and respondent no.1. Ms. Pooja, Ld. Counsel for respondent no.1 attended today's proceedings and sought time to file its reply. **This is allowed with direction to send a copy of the same to the complainant in advance.**

As per order dated 08.06.2023, clarification was sought from PSPCL as to why connection is not being given to respondent no.1 by PSPCL and what efforts have been made by it to pursue to give connection to the complainant in the project. In response to this query, Sh. Varinder Deepak, Addl. SE (Division) stated that since respondent no.1 could not report the completion of LD System in colony, which is requisite as per revised NOC. It was also submitted that on 05.07.2023, the respondent has deposited Rs.30,00,000/- out of Rs.70,40,897/- (Connectivity Charges Rs.7,99,856/-; Supervision Charges Rs.1,26,409 + GST as applicable and System Loading Charges Rs.60,91,879/-) till 06.07.2023, therefore, electricity connection to the complainant could not be released.

It has also come into knowledge of this Authority through the reply of respondent no.2 that respondent no.1 is developing 3 projects i.e., **Dream Land, Sangrur (9.95 acres); Dream Land – II, Sangrur (9.89 acres)** and **Dream Land – III, Sangrur (8.98 acres)** which in totality comes to 28.79 acres. It was also alleged during the proceedings by the complainant that respondent no.1 is also selling and developing **Dream Land 4A, Dream Land 4A Extension and Dream Land 5** whose CLU is still awaited. The allegations are not supported by any documentary evidence. **Therefore, Registry of this Authority is directed to get a report through Secretary of this Authority regarding the areas/projects which are registered with this Authority and areas/project which are not registered?** In case, any deviation is found in regard to the above-mentioned project, proceedings under Chapter VIII of the Real Estate Regulation and Development Act, 2016 may be initiated accordingly. This will be looked into, on the next date of hearing i.e. **10.08.2023 at 3.00 PM**, once the **reply from respondent no.1 is received**. Respondent no.1 is also directed to file their reply regarding the abovesaid queries.

Large number of allottees have already received electricity connection in the same project. Hence, the promoter is directed to take all efforts to get the electricity connection to the allottee i.e. Ms. Preet Goyal for her home construction on the plot lying in Dream Land Colony, Patiala Road, Sangrur. The promoter is directed to file its detailed reply relating to the complaint and relief claimed by Ms. Preet Goyal.

Chandigarh
Dated: 17.07.2023


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