

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

Subject: -

**APPEAL NO. 203 OF 2022**

1. Rishu Munjal S/o Sh. Satish Kumar Munjal R/o House No. 1690, Gali No. 12-13, 4<sup>th</sup> Chowk, Sadar Bazaar, Abohar, Punjab.
2. Maya Devi W/o Sh. Jaswant Singh R/o Simran Street, Radha Swami, Ichhe Wala Road, Ferozpur City, Punjab.

...Appellants

Versus

M/s Manohar Infrastructure & Constructions Private Limited  
through its Managing Director, Registered Office at SCO 139-  
141, Sector-17 C, Chandigarh-160017

....Respondent

Memo No. R.E.A.T./2023/ 96

To,

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



Whereas appeal 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 appeal 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 24<sup>th</sup>  
day of February, 2023.

REGISTRAR

REAL ESTATE APPELLATE TRIBUNAL, PUNJAB

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

Appcal No. 203 of 2022

In GC No.1791 of 2020 TR

**MEMO OF PARTIES**

1. Rishu Munjal son of Sh. Satish Kumar Munjal, R/o House No. 1690,  
Gali No. 12-13, 4<sup>th</sup> Chowk, Sadar Bazar, Abohar, Punjab. Mobile  
Number- 9256415558, Email- munjalrishu@gmail.com
2. Maya Devi Wife of Sh. Jaswant Singh, R/o Simran Street, radha  
Swami, Ichhe Wala Road, Ferozpur City, Punjab. Mobile Number-  
9855600226, Email- harinder.singh.chhabra@gmail.com.

...Appellants

Versus

M/s Manohar Infrastructure & Constructions Private Limited through  
its Managing Director, registered office at SCO 139-141, Sector-17C,  
Chandigarh-160017. ...Respondent



Chandigarh

Dated: 29.11.2022

  
SANJEEV GUPTA & RIPUDAMAN SINGH  
ADVOCATE

COUNSEL FOR THE APPELLANTS

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REAL ESTATE APPELLATE TRIBUNAL, PUNJAB AT CHANDIGARH

APPLICATION NO. 310 OF 2022  
AND APPEAL NO. 203 OF 2022

RISHU MUNJAL AND ANOTHER  
VERSUS  
M/S MANOHAR INFRASTRUCTURE AND CONSTRUCTIONS PVT. LTD.

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Present: - Mr. Sanjeev Gupta, Advocate for the appellants.

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After arguing at length learned counsel for the appellants states that since the agreement which is sought to be executed by the respondent lays down conditions which were never conceived of at the time when booking was done by the appellant, such an agreement will not withstand the scrutiny of law.

We are of the opinion that at this stage merely a draft agreement has been proposed and the actual agreement has still to see the light of the day. We would thus refrain from interference at this stage. Besides we are also of the opinion that if any agreement is being executed contrary to the rights of the appellants this would give them a fresh cause of action to dispute the same and establish so, in an appropriate proceedings.

Learned counsel for the appellants states that he would take recourse to his legal remedies in law after withdrawing this appeal. The appeal is therefore disposed of as withdrawn in view of the above.



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 13, 2023  
DS

Certified To Be True Copy  
Chamunda Kaur  
Registrar  
Real Estate Appellate Tribunal Punjab  
Chandigarh  
21/02/2023