

IN THE HIGH COURT OF PUNJAB AND HARYANA
AT CHANDIGARH

CWP-10166-2016

Date of Decision: August 16, 2018

Ravi Loyal

.....Petitioner

Versus

State of Punjab and others

.....Respondents

**CORAM: HON'BLE MR.JUSTICE SURYA KANT
HON'BLE MR. JUSTICE SUDIP AHLUWALIA**

Present: Mr.Darshan Gulati, Advocate for
Dr.Naresh Kaushik, Advocate for the petitioner.

Mr.Rajesh Bhardwaj, Sr.DAG, Punjab.
Mr.Tarun Vir Singh Lehal, Advocate
for respondent No.3.
Ms.Nikita Bansal, Advocate for
Mr.Nitin Kaushal, Advocate for respondent No.5.
Mr.Sherry K.Singla, Advocate for respondent Nos.7 to 10.

.....

SURYA KANT, J.(ORAL)

The question which falls for consideration in this case is whether respondent No.7, a private builder, has completed all the development works and provided all basic amenities to the plot/flat holders? It is only on completion of such basic amenities that the Project can be taken over by the Municipal Council for the purpose of future maintenance.

[2] It is stated by counsel for respondent No.7-developer that most of the grievances of the petitioner or other residents have been redressed. It is further submitted that the Project is duly registered with RERA, Punjab though no 'completion Certificate' by the Prescribed Authority has been

'completion Certificate' is yet to be issued to respondent No.7 for its Project. If that is so, RERA, Punjab appears to have got the jurisdiction to intervene in the matter and redress the left out grievances of the petitioner or other residents. The writ petition is, accordingly, disposed of with liberty to the petitioner or other residents of the locality to approach RERA, Punjab, if their grievances regarding availability of all the basic amenities or completion of development works have not been fully redressed. They may file appropriate petition in this regard before RERA, Punjab, who shall resolve the controversy expeditiously after hearing all concerned.

[3] Disposed of.

**(SURYA KANT)
JUDGE**

August 16, 2018
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**(SUDIP AHLUWALIA)
JUDGE**

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| 1. Whether speaking/reasoned ? | Yes/No |
| 2. Whether reportable ? | Yes/No |