

**HIGH COURT OF PUNJAB AND HARYANA AT
CHANDIGARH**

CWP No.19350 of 2018 (O&M)

Date of Decision: 07.08.2018

Neeru Ghai & Anr.

...Petitioners

VS.

State of Haryana & Ors.

... Respondents

**Coram : Hon'ble Mr.Justice Surya Kant
Hon'ble Mr.Justice Sudip Ahluwalia**

Present: Mr. Kanwardeep Singh, Advocate for the petitioner(s)

SURYA KANT J. (Oral)

(1) This order shall dispose of CWP Nos.19350, 19354, 19357 to 19359, 19365 & 19368 of 2018 as the point in issue is common.

(2) The petitioners are allottees of apartments in the Residential Housing Colony, developed by the private builder, namely, respondent No.5 in Sector 35, Karnal. The grievance of the petitioners is that though they have paid the entire allotment price and agreements too have been executed but the builder has not provided the basic amenities like uninterrupted requisite power supply etc. Resultantly, the multi-storied apartments allotted to the petitioners are not worth habitable.

(3) The petitioners have made several complaints to different authorities including the one dated 19.07.2018 (P10) to the Chairperson of Real Estate Regulatory Authority (RERA), Panchkula.

(4) It appears to us that the petitioners ought to have filed a formal petition before RERA, Panchkula instead of submitting an informal representation. We have no reason to doubt that as soon as such a petition is filed before RERA, Panchkula, RERA will take cognizance of it and pass an appropriate order/issue directions after hearing all concerned including

private builder-cum-developer – respondent No.5. The petitioner(s) may approach RERA, Panchkula within one week whereupon the said Authority will decide their petition(s) in accordance with law as soon as possible and preferably within three months from the date of receipt of certified copy of this order. Meanwhile respondent No.5 will ensure that petitioner(s) and other residents of the colony get uninterrupted electricity and water supply on payment of usual charges. Respondent No.3 will also consider the desirability of ensuring the requisite supply of electricity to the petitioner(s) provided that the charges etc. are duly deposited by the builder. In case, there is any legal impediment, respondent No.3 will inform the same to the petitioner(s) within one week.

(5) Disposed of accordingly.

(Surya Kant)
Judge

07.08.2018

vishal shonkar

(Sudip Ahluwalia)
Judge

1. *Whether speaking/reasoned?*
2. *Whether reportable?*

Yes
No