



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

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**RERA-APPL-185-2025 (O&M)**

**Date of decision : 18.11.2025**

**M/s. Pivotal Infrastructure Pvt. Ltd.**

**..... Appellant**

**versus**

**Dhananjay Kumar Jha and another**

**..... Respondents**

**CORAM : HON'BLE MR. JUSTICE PANKAJ JAIN**

Present: Mr. Karan Kaushal, Advocate  
for the appellant.

Mr. Yashvir Balhare, Advocate  
for the respondents.

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**PANKAJ JAIN, J. (Oral)**

1. The developer is in appeal against the order passed by the Courts below.
2. The sole dispute raised by counsel for the appellant was that the appellant has been ordered to offer possession to the respondent by the authorities without dealing with the issue of outstanding amount.
3. Counsel for the respondent has drawn attention of this Court to demand letter dated 14.03.2020, whereby a demand of Rs.5,33,291.76 was raised against the respondent by the appellant. He further refers to written statement filed by the appellant before RERA authority in complaint No.4748 of 2022, wherein the respondents admitted of having received the amount of Rs.5,32,282/- in a period from 17.06.2020 to 09.06.2021.



4. Faced with the situation, counsel for the appellant submits that the issue regarding withdrawal of Rs.9,07,563/- has not been dealt with. On being confronted, he is not in a position to dispute that the alleged amount of Rs.9,07,563/- claimed to have been withdrawn by the complainant from the appellant is in the year 2018 and 2019. Once this is the case and the appellant on 14.03.2020 demanded an amount of Rs.5,33,291.76 from the complainant-allottee which admittedly was paid, this Court finds that no fault can be found with the orders passed by the authorities holding that there is nothing due to be paid by the complainant to the appellant.

5. Finding no merit in the present appeal, the same is ordered to be dismissed.

6. Since the main case has been decided, pending miscellaneous application, if any, shall also stands disposed off.

(PANKAJ JAIN)  
JUDGE

18.11.2025

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Whether speaking/reasoned : Yes

Whether Reportable : No