

REVISED CHECKLIST REGARDING FRESH APPEALS BEFORE REAL ESTATE APPELLATE TRIBUNAL PUNJAB
W.E.F. 09.11.2023

Sr. No.	Particulars
1	Whether the appeal is within period of limitation i.e. 60 days as required under Section 44(2) of the Act? If beyond period of limitation accompanied by an application for condonation of delay or not.
2	Whether the appeal is accompanied by a valid demand draft of Rs.1000/- of any scheduled bank, payable at Mohali in favour of "Real Estate Appellate Tribunal Punjab?"
3	Whether the appeal is filed as per Form 'L' as prescribed by Rules 26 (2) of the Punjab State Real Estate (Regulation and Development) Rules, 2017, along with the following particulars/documents:- <input type="checkbox"/> Appeal in L form <input type="checkbox"/> Index <input type="checkbox"/> Memo of Parties <input type="checkbox"/> Grounds of Appeal <input type="checkbox"/> Annexures <input type="checkbox"/> Mobile No./Tel. No. <input type="checkbox"/> Vakalatnama <input type="checkbox"/> Whether the Court fees stamps are affixed or not? <input type="checkbox"/> Rs.20 with Application <input type="checkbox"/> Rs.5/- per annexure <input type="checkbox"/> Rs.20 (Power of Attorney) <input type="checkbox"/> Whether the certified copy of the order is attached against which the appeal is preferred. <input type="checkbox"/> Whether the copies of documents (Annexures) relied upon by the appellant and referred to in the appeal are legible and translated in English. <input type="checkbox"/> Whether the appeal and annexures are page marked and properly indexed? <input type="checkbox"/> Whether three sets of paper book with file cover and flapper are filed and complete in all respect?
4	Where an appeal is preferred by a promoter/builder, against the Order passed by RERA before the Appellate Tribunal, the promoter has deposited with the Appellate Tribunal (at least 30% of the penalty, or the total amount required by Section 43(5) of the Act or not in favour of respondent? <input type="checkbox"/> Name is correct <input type="checkbox"/> Within Limitation <input type="checkbox"/> Total amount deposited or not?
5	Where a party to the appeal is represented by an unauthorized person, provided under Section 56, a copy of the authorization to act as such and the written consent thereto by such authorized person, both in original are appended to the appeal or the reply to the notice of the appeal as the case may be required under Rule 26(5) of the Punjab Real Estate (Regulation and Development Rule), 2017.
6	Where a caveat has been filed or registered with the Registry, the appeal filed in relation to the caveat, shall be fixed for hearing after the appellant shows the proof of service of the grounds of appeal etc. upon the caveator.
7	Affidavit with the calculation sheet to be attached with the appeal containing undertaking by the developer that he would make-up the deficiencies of the amount deposited under Section 43(5) of the Act at the time of filing appeal, if detected by the office at the time of scrutiny or before the Hon'ble Tribunal at the time of hearing of appeal.
8	Date of deposit of amount by the allottee with the Developer
9	How much total amount deposited by the allottee
10	Rate of interest awarded by the RERA, Punjab
11	Date from which interest is awarded
12	Total principal amount and interest: (Provide in separate columns)
13	Calculation sheet with affidavit:

B.O.


Registrar

Real Estate Appellate Tribunal, Punjab

Date: 07.11.2023