



# **HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA**

Website: [www.haryanarera.gov.in](http://www.haryanarera.gov.in)

## **BEFORE ADJUDICATING OFFICER**

**1. EXECUTION NO. 150 OF 2023**

**IN**

**COMPLAINT NO. 1413 OF 2021**

Kamal Sardana

....Complainant/Decree Holder

**VERSUS**

Shree Vardhman Developers Pvt. Ltd.

....Respondent /Judgment Debtor

**2. EXECUTION NO. 152 OF 2023**

**IN**

**COMPLAINT NO. 1414 OF 2021**

Jitender Shukla

....Complainant/Decree Holder

**VERSUS**

Shree Vardhman Developers Pvt. Ltd.

....Respondent /Judgment Debtor

**3. EXECUTION NO. 153 OF 2023**

**IN**

**COMPLAINT NO. 1416 OF 2021**

Narendra Rathi

....Complainant/Decree Holder

**VERSUS**

Shree Vardhman Developers Pvt. Ltd.

....Respondent /Judgment Debtor

**Date of Hearing: 18.07.2024**

**Hearing: 8<sup>th</sup>**

*Saeila Gupta*

**Present:** Mr. Vineet Kumar Srivastava, Adv., Counsel for the Complainants/Decree Holders through video conferencing (in all executions)  
Mr. Sumit Kumar Adv. proxy counsel for the Respondent/Judgment Debtor through video conferencing (in all executions)

**ORDER**

Learned counsel for the decree holders has filed details of EMI's. He has requested to attach property of judgment debtor company.

2. Counsel for decree holder has been informed that Vide Haryana Government Gazette Notification no. 50/15/2024-5S(1) dated 11.05.2024, Adjudicating Officer has been vested with the powers of the Collector for execution of recovery warrants/certificates under Haryana Land Revenue Act to execute recovery certificates issued by Haryana Real Estate Regulatory Authority. It has been further notified that all pending recoveries with the District Collector in the State of Haryana stand transferred to Adjudicating Officer with effect from date of publication of said Notification. In CWP no.56 of 2024 decided on 13.05.2024 by Hon'ble Punjab and Haryana High Court, it has been observed that after proceedings being transferred to the Adjudicating Officer, they will be proceeded further from the stage it had already reached. It was submitted before Hon'ble Bench by learned Additional Advocate General, Haryana that a standard operating procedure pursuant to said Notification was being finalized and was at advanced stage, which shall be released/notified soon to enable the Adjudicating Officer to finalise execution proceedings.

3. Since latest direction/Notification is awaited and Recovery Certificates which have already been sent to the Collector of respective Districts would be transferred to this Court, fresh Recovery Certificates are not being issued.
4. Learned counsel for judgment debtor has stated that settlement talks are going between the parties, however, counsel for decree holders has stated that no settlement talks are going on between the parties.
5. After perusal of the case file, it is revealed that in order dated 12.07.2022 which is under execution, the decretal amount has not been mentioned. Bank account can only be attached after finalization of decretal amount. Decree holders have filed details of EMI's, however counter calculation has not been filed by judgment debtor till date.
6. Adjourned to 10.09.2024 for compliance. Judgment debtor is directed to file counter calculation subject to last opportunity. The bank account will be attached after finalization of amount after filing of counter calculations by judgment debtor company.

*Sarita Gupta*  
(DR. SARITA GUPTA)  
ADJUDICATING OFFICER