



# HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

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

BEFORE ADJUDICATING OFFICER

EXECUTION NO. 633 OF 2024

IN

COMPLAINT NO. 1207 OF 2019

RAM DARSHAN BHATIA

... DECREE HOLDER

VERSUS

VATIKA LTD,

....JUDGMENT DEBTOR

**Date of Hearing: 02.01.2025**

**Hearing: 3<sup>rd</sup>**

**Present: -** None for decree holder.  
Mr. Kamaljit Dahiya, Advocate, for judgment debtor  
through VC.

## ORDER


Today, the case is fixed for filing an affidavit on behalf of the judgment debtor in compliance of provisions of Order XXI Rule 41(2) CPC as judgment debtor is in receipt of application moved under Order XXI Rule 41(2) CPC on behalf of the decree holder.

  
21/1/2025

Today, the case is also fixed for filing reply by the judgment debtor to the application moved under Order XXI Rule 37 CPC on behalf of the decree holder.

None has appeared on behalf of the decree holder for the last two dates of hearing. Case called several times. It is already 04:00 PM. No further wait is justified. Hence, the present execution petition is **dismissed in default** for want of prosecution in view of the provisions of Order XXI Rule 105 of CPC, as this Forum while exercising the power under Section 40 of the RERA Act, 2016 read with Rule 27 of HRERA, Rules, 2017, is competent to exercise powers of a Civil Court, in the same manner as Civil Court is dealing with execution of a civil decree.

Let, file be consigned to record room after uploading order on website of the Authority.

  
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**MAJOR PHALIT SHARMA**  
**ADSJ(Retd.)**  
**(ADJUDICATING OFFICER)**  
**02.01.2025**