



# HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

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

## BEFORE THE ADJUDICATING OFFICER

**EXECUTION NO. 289 OF 2023**

**IN**

**COMPLAINT NO.309 OF 2021**

Baljeet Malik

....Complainant/Decree Holder

VERSUS

Parsvnath Developers Ltd.

....Respondent /Judgment Debtor

**Date of Hearing:** 03.03.2025

**Hearing:** 5th


**Present:** None for the decree holder.  
Ms. Nectu Singh Adv., proxy for Ms. Rupali S. Verma, Adv.,  
for the judgment debtor through VC.

### **ORDER**

Today, case is fixed for compliance of order dated 16.12.2024 passed by this forum to ensure compliance of order dated 16.08.2022 under execution on the part of judgment debtor, whereby the judgment debtor was directed in the following manner:

*"6. Authority has got calculated the interest payable to complainant and accordingly amount of delay interest payable to complainant calculated as per Rule 15 of HRERA Rules, 2017 which as on date works out to 10% (8.00% +2.00%) from deemed date of possession 28.05.2015 till 30.06.2020 on sum of ₹34,95,553/- works out to ₹17,82,253/-. Respondent is accordingly directed to issue fresh statement of accounts of new plot incorporating therein the delay interest so calculated by this Authority and shall not charge GST from the complainants."*

3. Today, though as per Id. counsel for the judgment debtor, cost so imposed of ₹5,000/- has been paid to the decree holder but she again requested time to submit the statement of account on the plea that the judgment debtor is in process to settle the issue with the decree holder.


 This forum is of the view that the judgment debtor is unnecessarily buying time by taking one excuse or other, hence do not deserve further adjournment, rather need punitive action to ensure compliance of order under execution.

However, none has appeared on behalf of the decree holder. 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 the consigned record room after uploading the order on the website of the Authority.

**Sourabh**  
**Law Associate**

  
.....  
**MAJOR PHALIT SHARMA**  
**ADSJ (Retd.)**  
**ADJUDICATING OFFICER**  
**03.03.2025**