



## HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

BEFORE ADJUDICATING OFFICER

EXECUTION NO. 1563 OF 2019

IN

COMPLAINT NO.276 OF 2018

Abhijit Jasrasaria

....DECREE HOLDER

VERSUS

JOP International Ltd. and others

....JUDGMENT DEBTORS

**Date of Hearing: 27.01.2025**

**Hearing: 36<sup>th</sup>**

**Present:** Mr. Saksham Arora, Advocate, for the decree holder through VC.  
Ms. Deepika Chaudhary, Advocate, proxy for Mr. Vishal Garg, Advocate for judgement debtors no.1 to 4 through VC.  
None for Judgment debtor no.5.

**ORDER:**

Today, case is fixed for arguments on application moved by judgment debtor nos.1 to 4 for dropping the proceedings of attachment of residential property of judgment debtor nos. 1 to 4 and awaiting report from learned District Judge (West) Tis Hazari, New Delhi, regarding further proceedings after attachment of the property for recovery of decretal amount as arrears of land revenue.

27/1/2025

Case called several times but none has appeared on behalf of the judgment debtor no.5 despite successful service of notice. It is already 04:00 PM. No further wait is justified. Hence, the judgment debtor no.5 is proceeded against **ex-parte** 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 act as a Civil Court, to execute the order as if it is a decree.

2. Sh. Saksham Arora, Advocate, appearing for the decree holder has stated at bar that matter has been settled and decree holder wants to withdraw present execution being fully satisfied. He has also sent email to this effect.

3. Learned counsel for judgment debtors no.1 to 4 has prayed that attachment of property of judgment debtors be recalled as the matter stands settled and also prayed that the learned District Judge (West) Tis Hazari, New Delhi, be also asked to return the recovery certificate.

Heard.

In view of the request made for decree holder, present execution stands **disposed of as withdrawn** being fully satisfied. In view of final settlement arrived at resulting into withdrawal of execution, the recovery certificate issued to learned District Judge (West) Tis Hazari, New Delhi, be recalled and correspondingly, a letter be written for withdrawal of

attachment proceedings to competent authority so that property no more remains attached for recovery of decretal amount mentioned in the order under execution. The judgment debtors are also given liberty to show this order to competent authority to get the attachment order recalled.

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



MAJOR PHALIT SHARMA  
ADSJ(Retd.)  
ADJUDICATING OFFICER  
27.01.2025