



# HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

**BEFORE ADJUDICATING OFFICER  
EXECUTION NO. 1487 OF 2023  
IN  
COMPLAINT NO. 2320 OF 2022**

Raman Bansal

....DECREE HOLDER

VERSUS

M/s Raheja Developers Pvt. Ltd.

.....JUDGMENT DEBTOR

**Date of Hearing:- 24.04.2025**


**Hearing:- 5th (re-opened)**

**Present:-** None for the decree holder.  
Judgment debtor already Ex-parte vide order dated 14.11.2024.  
Ms. Tanya, proxy for Mr. Harshit Batra, Advocate, for the  
judgment debtor through VC.

## ORDER

Today, case is fixed for filing verified details of movable and immovable properties of the judgment debtor by the decree holder for the purpose of attachment to recover the decretal amount.

2. As per office report, no such verified details have been filed.
3. Ms. Tanya, Advocate, appeared through video conferencing to claim that she is appearing as proxy counsel for Mr. Harshit Batra, Advocate, for

  
24/4/2025

judgment debtor and placed on record her memo of appearance. She sought time to file power of attorney and application for setting aside ex-parte order.

Case called several times but none has appeared on behalf of the decree holder. It is already 04:00 PM. No further wait is justified. Hence, the present execution petition is **dismissed in default** due to non-appearance on the part of decree holder 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.

File be consigned to record room after uploading of order on the website of the Authority.

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**MAJOR PHALIT SHARMA**  
**ADSJ (Retd.)**  
**ADJUDICATING OFFICER**  
**24.04.2025**

Narinder Kaur  
(Law Associate)