



# HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

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

BEFORE ADJUDICATING OFFICER  
EXECUTION NO. 2640 OF 2022

IN

COMPLAINT NO. 88 OF 2021

Bijender Kumar Tapadia

....DECREE HOLDER

VERSUS

Aarcity Builders Pvt Ltd.

....JUDGMENT DEBTOR

Date of Hearing: 03.04.2025

Hearing: 12<sup>th</sup>

Present: - None for the decree holder.  
Mr. Tarun Ranga, Advocate, for the judgment debtor.

## ORDER


Today, case is fixed for awaiting report of decree holder about the receipt of the earlier draft sent by the judgment debtor and also for the report about final settlement and judgment debtor was directed to place on record copy of TDS certificate.

  
21/4/2025

2. As per office report, judgment debtor has filed application for placing on record copy of TDS certificate, which is taken on record.

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 record room after uploading order on the website of Hon'ble Authority.

  
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**MAJOR PIALIT SHARMA**  
**ADSJ(Retd.)**  
**ADJUDICATING OFFICER**  
**03.04.2025**

Narinder Kaur  
Law Associate