



# HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

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

## BEFORE ADJUDICATING OFFICER

Execution No. 2577 of 2022

In

Complaint No. 505 of 2019

Vineet Gupta

....DECREE HOLDER

VERSUS

TDI Infrastructure Ltd.

.....JUDGMENT DEBTOR

**Date of Hearing:-** 03.04.2025

**Hearing:-** 10th

**Present:-** Mr. Utkrash Sheoran, Adv., for the decree holder through VC.  
Mr. Rahul Diwan, Adv., proxy for Mr. Shubhnit Hans, Adv., for the judgment debtor.

### ORDER

Today, case is fixed for remaining payment.

2. Ld. counsel for the judgment debtor has requested that he be permitted to send the Cheque no. 834770 dated 01.04.2025 for an amount of ₹5,00,000/- to the decree holder directly towards the part payment of decretal amount, as requested by learned counsel for decree holder, at the address given and further requested to

*Phalish*  
3/4/2025

direct decree holder to inform this Forum about the receipt of cheque/DD and its encashment on or before the next date of hearing

Heard.

Learned counsel for the judgment debtor is permitted to send cheque/DD through post to decree holder at the address given in execution petition. If any change of address given is there, it is to be informed by learned counsel for the decree holder within 7 days from today directly to ld. counsel for the judgment debtor. At the time of sending cheque/DD through post, the judgment debtor will be duty bound to secure its delivery through insurance. The decree holder will be bound to inform this Forum through mail about the receipt and encashment of cheque(s)/DD, on or before next date of hearing.

3. Now, to come up on 08.09.2025 for further part payment and also for awaiting report from decree holder about the receipt of earlier cheque(s) sent by judgment debtor. Learned counsel for judgment debtor is also directed to submit a mutually agreed schedule of payment on or before the next date of hearing with an advance copy to decree holder which shall include penal clause for non-payment of amount on the date agreed.

*Pratik*  
3/9/2025


4. Before, parting with this order, this forum in support of long date for hearing given and in the interest of justice, proper management of work on day-to-day basis, put it on record that execution petitions, if reasonable in number for disposal, with every executing court/forum, it is required to dispose it of within stipulated period as far as possible until and unless it has recordable reasons to travel beyond that stipulated period of six months fixed by Hon'ble Apex Court in Rahul S. Shah vs Jitendra Kumar Gandhi (2021) 6 SCC 418 case. Since, this forum in execution has approximately 1387 number of executions and around the same number is expected to be received back in compliance of notification No. 50/15/2024-5S(1) dated 11.05.2024 for further proceedings, and Forum functions on fixed days in a week, and has to synchronise with the calendar issued by Hon'ble High Court Chandigarh, a request of bar already accepted by Hon'ble Authority and Hon'ble Appellate Tribunal Chandigarh, and besides that has other quasi-judicial work to perform as an Adjudicating Officer with regard to grant of compensation and interest, it is humanely not possible to give short dates in execution. Because, if causelist on a particular day is not manageable, no court or forum can do justice by passing an effective order in each and every file, which is the reason even Hon'ble High Court Rules and Regulations emphasis to have a balance causelist on a working day so that the presiding officer could manage the court properly to give best possible results on judicial and administrative side. Undoubtedly, if a long date

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is given, the petitioner feels bad, but if on the given date of hearing an effective order to meet the ends of justice is passed, the party before it gets sigh of relief, and that could only be possible if this forum instead of burdening the causelist, give manageable date of hearing so that legally required action is taken in each and every execution petition or other petitions, to ensure that the matter is disposed of within reasonably possible time. Hence, at the end, it is concluded that long date of hearing is given to have proper management of work and also to do justice in each and every file fixed for the day by passing constructive orders. Otherwise, short dates given by this forum which is already highly burdened with the number of executions pending and is likely to receive more in number to proceed further, would amount to hurry burry, thus prejudicial to the interest of litigants. However, this Forum would be taking all possible steps in times to come to dispose of the matter at the earliest in accordance with law, so that the petitioner before it, is not made to suffer for no fault of its any longer, because of hurdles created by the judgment debtor by prima facie misusing the process of law or misinterpreting the statutory provisions.

**Indu Yadav**  
Law Associate

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