



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. EXECUTION NO. 128 OF 2023

IN

COMPLAINT NO. 953 OF 2022

Praveen Sharma

....DECREE HOLDER

VERSUS

M/s Samar Estates Pvt. Ltd.

....JUDGMENT DEBTOR

2. EXECUTION NO. 646 OF 2022

IN

COMPLAINT NO. 259 of 2018

Naveen Sethi

.....DECREE HOLDER

VERSUS

M/s Samar Estates Pvt. Ltd.

....JUDGMENT DEBTOR

3. EXECUTION NO. 647 OF 2022

IN

COMPLAINT NO. 379 of 2018

Csh
Naveen Sethi

.....DECREE HOLDER

VERSUS

M/s Samar Estates Pvt. Ltd.

....JUDGMENT DEBTOR

4. EXECUTION NO. 749 OF 2022

IN

COMPLAINT NO. 2176 of 2019

Dr. Jaspinder Pal Kaur alias Dr. Jaspinder Sihag

....DECREE HOLDERS

VERSUS

M/s Samar Estates Pvt. Ltd.

....JUDGMENT DEBTOR

5. EXECUTION NO. 947 OF 2022

IN

COMPLAINT NO. 938 of 2019

Shyam Sundar Bagui and Suvdeep Bagui

....DECREE HOLDERS

VERSUS

M/s Samar Estates Pvt. Ltd.

....JUDGMENT DEBTOR

6. EXECUTION NO. 1647 OF 2022

IN

COMPLAINT NO. 646 of 2021

Manjeet Karhana

....DECREE HOLDER

VERSUS

M/s Samar Estates Pvt. Ltd.

....JUDGMENT DEBTOR

7. EXECUTION NO. 1845 OF 2022

IN

COMPLAINT NO.975 OF 2021

Rajinder Bhadana

....DECREE HOLDER

VERSUS

Csh

Execution No. 128,230,231,232,699,701,913,1348,1426,2200 of 2023 &
646,647,749,947,1647,1845,1899,1933,1934,1947,2232,2233,2234,2271,2284,
2994,3106 of 2022 & 15 of 2024

M/s Samar Estates Pvt. Ltd.

....JUDGMENT DEBTOR

8. EXECUTION NO. 1899 OF 2022

IN

COMPLAINT NO. 456 OF 2021

Anita Goel and Sanjeev Goel

....DECREE HOLDERS

VERSUS

M/s Samar Estates Pvt. Ltd.

....JUDGMENT DEBTOR

9. EXECUTION NO. 1933 OF 2022

IN

COMPLAINT NO. 213 of 2019

Sunil Gupta and Kanta Gupta

....DECREE HOLDERS

VERSUS

M/s Samar Estates Pvt. Ltd.

....JUDGMENT DEBTOR

10. EXECUTION NO. 1934 OF 2022

IN

COMPLAINT NO. 214 of 2019

Saurabh Bhatt and Rashmi Bhatt

....DECREE HOLDERS

VERSUS

M/s Samar Estates Pvt. Ltd.

....JUDGMENT DEBTOR

11. EXECUTION NO. 1947 OF 2022

IN

COMPLAINT NO. 474 OF 2021

Baldev Garg

....DECREE HOLDER

VERSUS

Csh

Execution No. 128,230,231,232,699,701,913,1348,1426,2200 of 2023 &
646,647,749,947,1647,1845,1899,1933,1934,1947,2232,2233,2234,2271,2284,
2994,3106 of 2022 & 15 of 2024

M/s Samar Estates Pvt. Ltd.

....JUDGMENT DEBTOR

12. EXECUTION NO. 2232 OF 2022

IN

COMPLAINT NO. 473 OF 2021

Ritesh Garg

.....DECREE HOLDER

VERSUS

M/s Samar Estates Pvt. Ltd.

....JUDGMENT DEBTOR

13. EXECUTION NO. 2233 OF 2022

IN

COMPLAINT NO. 472 OF 2021

Santosh Garg

....DECREE HOLDER

VERSUS

M/s Samar Estates Pvt. Ltd.

....JUDGMENT DEBTOR

14. EXECUTION NO. 2234 OF 2022

IN

COMPLAINT NO. 1369 OF 2020

Santosh Garg

....DECREE HOLDER

VERSUS

M/s Samar Estates Pvt. Ltd.

....JUDGMENT DEBTOR

15. EXECUTION NO. 2271 OF 2022

IN

COMPLAINT NO. 792 OF 2021

Nagender Ram and Others

....DECREE HOLDERS

VERSUS

Ch

Execution No. 128,230,231,232,699,701,913,1348,1426,2200 of 2023 &
646,647,749,947,1647,1845,1899,1933,1934,1947,2232,2233,2234,2271,2284,
2994,3106 of 2022 & 15 of 2024

M/s Samar Estates Pvt. Ltd.

....JUDGMENT DEBTOR

16. EXECUTION NO. 2284 OF 2022

IN

COMPLAINT NO. 110 OF 2021

Ramesh Garg and Smt Kamlesh Garg

....DECREE HOLDERS

VERSUS

M/s Samar Estates Pvt. Ltd.

....JUDGMENT DEBTOR

17. EXECUTION NO. 2994 OF 2022

IN

COMPLAINT NO. 459 OF 2022

Sanjeev Verma and Savita Verma

.....DECREE HOLDERS

VERSUS

M/s Samar Estates Pvt. Ltd.

....JUDGMENT DEBTOR

18. EXECUTION NO. 3106 OF 2022

IN

COMPLAINT NO. 784 of 2020

Atul Sundra

....DECREE HOLDER

VERSUS

M/s Samar Estates Pvt. Ltd.

....JUDGMENT DEBTOR

19. EXECUTION NO. 230 OF 2023

IN

COMPLAINT NO. 564 OF 2021

Rajesh Khurana

....DECREE HOLDER

VERSUS

Csh

Execution No. 128,230,231,232,699,701,913,1348,1426,2200 of 2023 &
646,647,749,947,1647,1845,1899,1933,1934,1947,2232,2233,2234,2271,2284,
2994,3106 of 2022 & 15 of 2024

M/s Samar Estates Pvt. Ltd.

....JUDGMENT DEBTOR

20. EXECUTION NO. 231 OF 2023

IN

COMPLAINT NO. 565 OF 2021

Subhash Miglani and Sanjay Kumar

....DECREE HOLDERS

VERSUS

M/s Samar Estates Pvt. Ltd.

....JUDGMENT DEBTOR

21. EXECUTION NO. 232 OF 2023

IN

COMPLAINT NO. 566 OF 2021

Rajeev Goel and Subhash Miglani

....DECREE HOLDERS

VERSUS

M/s Samar Estates Pvt. Ltd.

....JUDGMENT DEBTOR

22. EXECUTION NO. 699 OF 2023

IN

COMPLAINT NO. 525 OF 2022

Bhagwan Singh

....DECREE HOLDER

VERSUS

M/s Samar Estates Pvt. Ltd.

....JUDGMENT DEBTOR

23. EXECUTION NO. 701 OF 2023

IN

COMPLAINT NO. 173 OF 2022

Vijay Bhatt and Another

....DECREE HOLDERS

VERSUS

Execution No. 128,230,231,232,699,701,913,1348,1426,2200 of 2023 &
646,647,749,947,1647,1845,1899,1933,1934,1947,2232,2233,2234,2271,2284,
2994,3106 of 2022 & 15 of 2024

M/s Samar Estates Pvt. Ltd.

....JUDGMENT DEBTOR

24. EXECUTION NO. 913 OF 2023

IN

COMPLAINT NO. 246 OF 2021

Suchitra Jain

....DECREE HOLDER

VERSUS

M/s Samar Estates Pvt. Ltd.

....JUDGMENT DEBTOR

25. EXECUTION NO. 1348 OF 2023

IN

COMPLAINT NO. 928 OF 2022

Vaishali Aggarwal

....DECREE HOLDER

VERSUS

M/s Samar Estates Pvt. Ltd.

....JUDGMENT DEBTOR

26. EXECUTION NO. 1426 OF 2023

IN

COMPLAINT NO. 183 OF 2023

Manpreet Singh and Manjit Kaur

....DECREE HOLDERS

VERSUS

M/s Samar Estates Pvt. Ltd.

....JUDGMENT DEBTOR

27. EXECUTION NO. 2200 OF 2023

IN

COMPLAINT NO. 2354 OF 2022

Raj Kumar Goel

....DECREE HOLDER

VERSUS

Csh

Execution No. 128,230,231,232,699,701,913,1348,1426,2200 of 2023 &
646,647,749,947,1647,1845,1899,1933,1934,1947,2232,2233,2234,2271,2284,
2994,3106 of 2022 & 15 of 2024

M/s Samar Estates Pvt. Ltd.

....JUDGMENT DEBTOR

28. EXECUTION NO. 15 OF 2024

IN

COMPLAINT NO. 2321 OF 2022

Rachna Schgal

....DECREE HOLDER

VERSUS

M/s Samar Estates Pvt. Ltd.

....JUDGMENT DEBTOR

Coram:

Sh. Chander Shekhar

Member

Date of Hearing: 19.12.2025

Hearing:

5th in (S. No. 28)

7th in (S. No. 27)

8th in (S. No. 25,26)

10th in (S. No. 1,19,20,21,22,23)

11th in (S. No. 6,7,8,9,10,17,18,24)

12th in (S. No. 5,11,12,13,14,15,16)

13th in (S. No. 2,3,4)

Present: -

Ms. Navneet in (S. No.18) for the Decree Holder through VC.

None for Decree Holders in all other executions except S.no.18.

None for the Judgment Debtor in all executions.

ORDER

The present execution petitions were initially fixed for 29.09.2025 for awaiting order of Hon'ble Apex Court in SLP(civil) no.9711 of 2023.

2. The files are taken up today due to the delegation of powers by the Authority under Section 81 of the Real Estate (Regulation and Development) Act, 2016, to a Single Member Bench(s) and in reference to the observations made by the Hon'ble Punjab and Haryana High Court in CWP No. 14937 of 2024 titled "*M/s Vatika Ltd. vs. Union of India & Others*", dated 24.04.2025.

3. Neither any order from the Apex Court has been received till date nor anyone has appeared for the decree holders except in case no.3106 of 2022 as well as the judgment debtor in all cases but in view of the stay already granted on the proceedings and further having no concrete information what is the latest status of stay order, this Authority avoided to proceed ex-parte against the judgment debtor and adjourn the cases for 10.04.2026 for awaiting further order from the Hon'ble Apex Court.

19.12.2025
Gaurav Saini
(Law Associate)

.....
(CHANDER SHEKHAR)
MEMBER