



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

**EXECUTION NO. 497 OF 2024
IN
COMPLAINT NO. 1210 OF 2020**

V.K. Bhatia

.... Decree Holder

VERSUS

Global Land Masters Pvt. Ltd.

....Judgment Debtor

CORAM:	Parneet Singh Sachdev	Chairman
	Nadim Akhtar	Member
	Dr. Geeta Rathee Singh	Member
	Chander Shekhar	Member

Date of Hearing: 11.12.2025

Hearing : 6th

Present: None for the decree holder.

None for judgment debtor

ORDER (PARNEET S SACHDEV- CHAIRMAN)

1. As per the observations made by the Hon'ble High Court in CWP No. 14937 of 2024 titled **M/s Vatika Ltd. versus Union of India and others**, in its order dated 24.04.2025, it has been directed that the execution petition be placed before this Hon'ble Authority. Pursuant to the said observations and directions, the present case has been adjourned from the Hon'ble Adjudicating Officer and is now taken up before this Authority for consideration today.
2. Today, case is fixed for filing affidavit by judgment debtor to comply with provisions of Order XXI Rule 41(2) CPC as per formats given in CPC, failing which this Forum would not hesitate to proceed under Section 63 of the RERA Act, 2016 against the judgment debtor in addition, until and unless the latter has justified cause not to file the same.
3. The Authority observes that the present matter has now come up for the sixth hearing. The first hearing in the present execution petition was conducted on 08.10.2024, and as on today, a period of approximately 430 days has elapsed. None has appeared on behalf of either of the parties today when the matter was called out multiple times. The parties have thus failed to pursue the present execution petition, and the compliances directed earlier remain unfulfilled till date. This reflects a lack of due diligence in pursuing the execution proceedings.

4. In view of the non-appearance of the parties and their failure to pursue the present execution petition despite sufficient opportunities, the Authority is of the considered view that no purpose would be served in keeping the matter pending any further.
5. Therefore, this execution petition is accordingly **dismissed in default** for non-prosecution in view of above terms. File be consigned to the record room after uploading of the order on the website of the Authority.

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CHANDER SHEKHAR
[MEMBER]

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DR. GEETA RATHEE SINGH
[MEMBER]

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NADIM AKHTAR
[MEMBER]

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PARNEET S SACHDEV
[CHAIRMAN]