



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

EXECUTION NO. 630 OF 2025

IN

COMPLAINT NO. 2541 OF 2023

Nectu Singh

...DECREE HOLDER

VERSUS

Reheja Developers Ltd.

...JUDGEMENT DEBTOR

Date of Hearing: 27.01.2026

Hearing: 2nd

Present: - None for the Decree Holder
None for Judgement Debtor

ORDER (DR. GEETA RATHEE SINGH- MEMBER)

1. During the last hearing dated 09.09.2025, it had been brought to the notice of the Authority that CIRP proceedings have been initiated against the present judgment debtor i.e. Raheja Developers Ltd.. Today, Adv. Manika, appearing on behalf of the judgment debtor further submitted that the matter qua the insolvency proceedings against judgement debtor company is now before the Hon'ble National company Law Appellate Tribunal vide I.A. No. 4560 of 2025 in Comp. App. (AT) (Ins) No. 2168 of 2024 and the moratorium against

Geeta Rathee

the judgement debtor is still in force, no stay has been granted by the Appellate Tribunal.

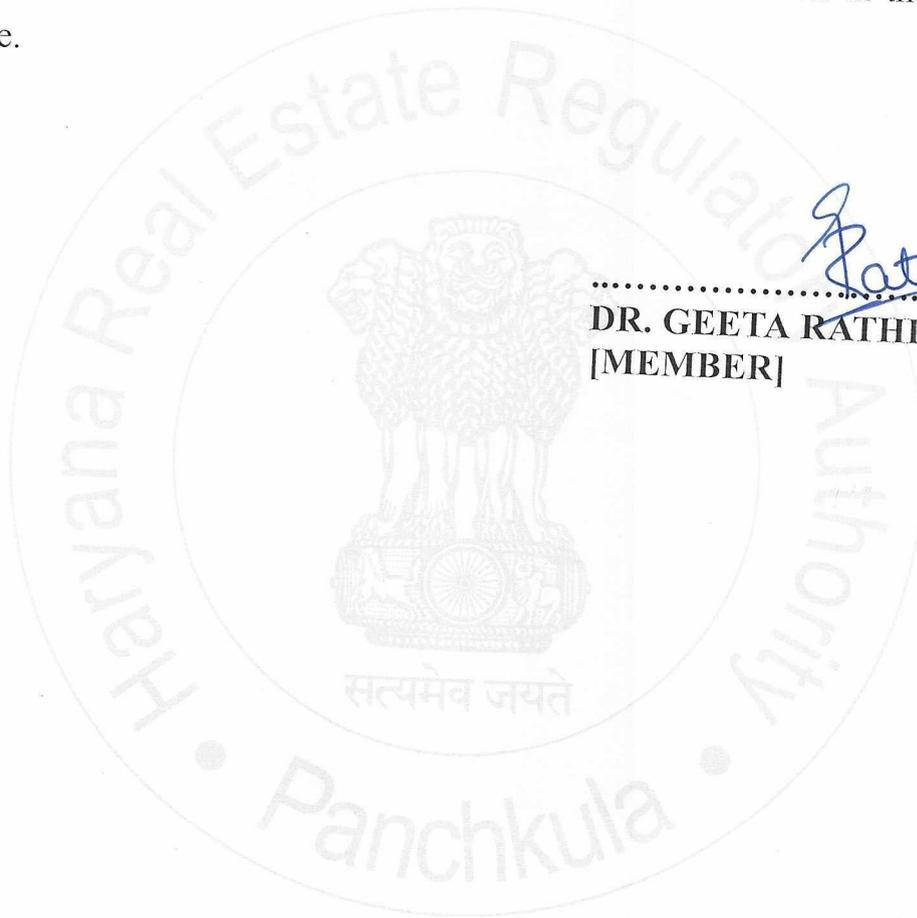
Upon perusal of record it is revealed that no vakalatnama/power of attorney has been placed on record in the name of Adv Manika on behalf of the answering judgement debtor. Hence, the presence of Adv. Manika is not being marked.

2. On last hearing, decree holder was directed to apprise this Authority whether or not the decree holder has applied for claim with IRP? If not, then as to why the appropriate remedy available with decree holder is not being availed in the given circumstances wherein because of legal bar to proceed with execution in this case, keeping the request to execute the order under execution pending, would not be of any help to the decree holder(s), rather a futile exercise amounting to wastage of time of the executing Forum? In case no reply is filed or otherwise if filed but not found containing any provision contrary to Section 14 of the Code, 2016, on that day, this Authority would be disposing of the execution petition with permission to file afresh, on culmination of CIRP proceedings, if so legally permissible.
3. As per record, till date no reply has been filed in the registry and even today none is present on behalf of the decree holder. Now, considering that the CIRP proceedings may continue for a substantial period of time and the statutory bar imposed under Section 14 of the Insolvency and Bankruptcy Code, 2016, this Authority is precluded from proceeding with or adjudicating



any execution petition against the present judgement debtor. In these circumstances, it is observed that it will be in the better interest of the decree holder to pursue his claim before the National Company Law Appellate Tribunal as against to pursuing present execution.

4. In view of the aforementioned observations, execution petition is **disposed of** with a liberty to the decree holder to file fresh execution at the appropriate stage.



Geeta
.....
DR. GEETA RATHEE SINGH
[MEMBER]