



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

EXECUTION NO. 2033 OF 2023

IN

COMPLAINT NO. 2751 OF 2019

Jacintha Pinto and Gaurav Gilbert Pinto

.... DECREE HOLDERS

VERSUS

Dhingra Jardine Infrastructure Pvt. Ltd.

.... JUDGMENT DEBTOR

CORAM:

Parneet S Sachdev

Chairman

Nadim Akhtar

Member

Dr. Geeta Rathee Singh

Member

Chander Shekhar

Member

Date of Hearing: 05.02.2026

Hearing: 8th

Present: Adv. Rajan Kumar Hans, counsel for the decree holders through
Video call

None for Judgment debtor

ORDER (PARNEET S SACHDEV-CHAIRMAN)

1. As per last order dated 09.10.2025, following orders were passed:

“ 6. Lastly, the decree holder is given last opportunity to file an affidavit of disclosure of all his movable and immovable properties, and free from any encumbrances supported by relevant documents to comply with provisions of Order XXI Rule 41(2) CPC, failing which this Forum would act in accordance with provisions of Order XXI Rule 41(3) CPC against the judgment debtor.

7. In addition, the judgment debtor is once again directed to comply with the order under execution without further delay. In case of failure to comply, the Authority shall be constrained to impose a heavy penalty on the next date of hearing for repeated non-compliance of its directions. It is made clear that this order shall be treated as notice under Section 63 of the RERA Act, 2016 for initiating penalty proceedings against the judgment debtor in the event of continued default.”

2. Adv. Rajan Kumar Hans, counsel for the decree holders apprised the Authority that currently, project in question has been handed over to the different association as per their respective towers for the completion of the project and decree holders herein are also one of the allottee of a shop in the project and they are ready to take possession of the shop as on where basis from the association, if allowed by the Authority.
3. It is made clear that, it is the execution proceeding, of the orders passed by the Authority which can only be executed in the original form and in present case, disposal order was only passed against the respondent i.e. Dhingra Jardine Infrastructure Pvt. Ltd. Hence, no directions can be issued to any other party to comply with the orders.
4. As per order dated 01.06.2023, following directions were passed:
“i. Authority directs the respondent to handover the possession of the unit to the complainants.

ii) Authority further directs the respondent to pay delay interest to the complainant of ₹ 12,59,862/- and further pay monthly interest of ₹18,241/- till handing over of possession.

(iii) Respondent is directed to make entire payment to the complainants as depicted above within 90 days from the date of this order, as provided in Rule 16 of Haryana Real Estate (Regulation & Development) Rules, 2017"


Since relief pertains to possession along with delay interest, Counsel for decree holder is directed to file a fresh calculation sheet, duly certified by a Chartered Accountant, clearly showing the total delay interest payable in terms of the order dated 26.04.2022 till date i.e. 05.02.2026. clearly showing the total amount of refund payable by respondent till date i.e. 05.02.2026 in registry by **25th March 2026**.

5. Decree holder is also at liberty to submit verified details of movable or immovable property of judgment debtor situated within the jurisdiction of this Authority, by **25th March 2026** in registry to get the same attached for recovery of the decretal amount. However, such details must be duly supported by an affidavit of the decree holder to say that the details of the property sought to be attached stand in the name of the judgment debtor and could legally be attached for recovery of decretal amount.
6. In the alternate, decree holder may move an application under Order XXI Rule 41 Civil Procedure Code, or, Order XXI Rule 37 Civil Procedure Code,

after having met with requirement of issuance of warrants of arrest laid in Section 51, Order XXI Rule 11(A), Rules 30 and 40 Civil Procedure Code.

7. Case is adjourned to **21.05.2026** for compliance of order under execution.


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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]