



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

Execution No. 167 of 2025

In

Complaint No. 465 of 2022

Veena Gupta

....Decree Holder

VERSUS

1. Hightech Construction Co. Pvt. Ltd.Judgment Debtor No. 1
2. SRS Retreat Services Private LimitedJudgment Debtor No. 2
3. Vashist Estate LimitedJudgment Debtor No. 3

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

Date of Hearing:- 12.02.2026

Hearing:- 3rd

Present:- None for the decree holder.

Mr. Neeraj Goel, counsel for the judgment debtor No.1 and 3.

ORDER – (PARNEET S SACHDEV- CHAIRMAN)

1. As per last order dated 11.09.2025 following observations were made by the Authority-

"Ld. counsel for the Judgment Debtor appeared and submitted that an appeal has been filed by the decree holder before the Hon'ble Appellate Tribunal against the Authority order dated 03.08.2023 and notice is yet to be issued."

4. None appeared for the Decree Holder. However, an application dated 08.09.2025 has been filed on his behalf, praying that the present proceedings be adjourned sine die on the ground that an appeal is pending adjudication before the Hon'ble High Court, and that the outcome of such appeal is likely to have a direct and significant bearing on the present case.

On perusal of the said application, it is noticed that the particulars mentioned therein "Appeal No. HREAT-896-2024" pertain to an appeal pending before the Hon'ble Real Estate Appellate Tribunal, and not before the Hon'ble High Court, as has been stated.

5. Case to come up on 12.02.2026 for appearance of the Judgment Debtor and compliance of decree. Further, the Decree Holder is also directed to remain present before this Authority on the next date of hearing to clarify the exact status and particulars of the appeal relied upon, failing which the matter shall proceed further in accordance with law."

2. Today, none has appeared on behalf of the Decree Holder. However, an application dated 09.02.2026 has been filed seeking adjournment on the ground that an appeal has been preferred before the Hon'ble Punjab and Haryana High Court. Once again, the particulars mentioned in the application relate to the same HREAT appeal number. The Decree Holder has reiterated that the appeal is pending adjudication before the Hon'ble High Court, without placing on record any cogent material in support thereof.

3. It is pertinent to note that vide order dated 11.09.2025, the Decree Holder was specifically directed to appear and disclose the correct particulars of the appeal. This was directed so as to ascertain whether any stay has been granted by the appellate forum. Despite the matter being called several



times during the course of the day, none appeared on behalf of the Decree Holder till the end of proceedings.

4. This Authority observes that today is the 3rd hearing in the present execution proceedings. No satisfactory explanation has been furnished for the repeated non-appearance and failure to comply with the directions of this Authority. The conduct of the Decree Holder reflects lack of due diligence and seriousness in pursuing the execution.
5. In view of the above circumstances, this Authority is left with no alternative but to dismiss the present execution petition for non-prosecution.
6. Accordingly, the execution is dismissed in default for non-prosecution.

File be consigned to the record room after uploading of the order on the official website of the Authority.


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DR. GEETA RATHEE SINGH
[MEMBER]


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NADIM AKHTAR
[MEMBER]


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PARNEET S SACHDEV
[CHAIRMAN]