

**BEFORE THE HARYANA REAL ESTATE APPELLATE TRIBUNAL**

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**Appeal No: 940 of 2024**  
**Date of Decision: 05.05.2026**

Girish Narang, D-68, 2<sup>nd</sup> Floor, C.R. Park, New Delhi-110049.

...Appellant

**Versus**

M/s Athena Infrastructure Pvt. Ltd., F-60, Malhotra Building, 2<sup>nd</sup> Floor, Connaught Place, New Delhi-110001. Also at M-62 & 63, 1<sup>st</sup> Floor, Connaught Place, New Delhi-110001.

...Respondent

**CORAM:**

**Justice Rajan Gupta**

**Chairman**

**Dr. Virender Parshad**

**Member (Judicial)**

**Dinesh Singh Chauhan**

**Member (Technical)**

Present: Mr. Ashim Aggarwal, Advocate  
for the appellants.

Mr. Ajiteshwar Singh, Advocate,  
for the respondent.

**ORDER:**

**RAJAN GUPTA, CHAIRMAN**

Present appeal is directed against order dated 22.10.2024 passed by the Adjudicating Officer, HRERA at Gurugram.

2. At the outset, learned counsel for the respondent has pointed out that in view of the judgment delivered in CWP no. 14937 of 2024 titled as Vatika Limited Vs Union Of India, Ministry Of Housing And Urban Affairs passed by the Hon'ble High Court of Punjab and Haryana, the execution proceedings have to be dealt with by the Authority and not by the Adjudicating officer.

3. Mr. Aggarwal does not dispute the ratio of judgment in Vatika Limited (*Supra*).
4. It has also been brought to the notice of this Bench, the matter is still pending at the execution stage.
5. Under these circumstances, we feel that it is open to the parties to raise all their pleas before the competent Court which shall be at liberty to decide the same without being swayed by any of the observations made in the impugned order.
6. Appeal is disposed of.
7. During the pendency of the proceedings, respondent would not create any third party rights and efforts shall be made to decide to execution proceedings expeditiously in any case, not later than four months.
8. Copy of this order be sent to the parties/their counsel and the Authority.
9. File be consigned to the records.

Justice Rajan Gupta  
Chairman  
Haryana Real Estate Appellate Tribunal

Dr. Virender Parshad  
Member (Judicial)

Dinesh Singh Chauhan  
Member (Technical)

05.05.2026  
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