



Execution No. 403 of 2026

HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

EXECUTION NO. 403 OF 2026

IN

COMPLAINT NO. 990 OF 2020

Anita Patnaik

....DECREE HOLDER(S)

VERSUS

Piyush Buildwell India Limited

....JUDGMENT DEBTOR(S)

Coram:

Sh. Chander Shekhar

Member

Date of Hearing: 15.05.2026

Hearing: 1st

Present:

Ms. Aishwarya Dobhal, Counsel for the Decree Holder
through VC.

Mr. Yuvraj Singh Sharma, Counsel for the Judgement Debtor
through VC.

ORDER

Today, the case was fixed for the appearance of the judgment debtor upon successful service of notice.

2. Today, an e-mail has been received by the Authority from the Haryana RERA Bar Association requesting not to pass any adverse orders in the cases listed today in view of the participation of the members in the activities of the Bar Association.

3. As per office report, notice dated 25.03.2026 has been successfully served upon the judgment debtor on 01.04.2026.

4. Learned counsel for the decree holder has stated that the grievance of the decree holder is not with the present judgment debtor as the conveyance deed has already been executed and the current grievance remains with regard to the maintenance charges imposed by the Resident Welfare Association. She has stated that the Authority, vide the order under execution dated 22.08.2023 has ordered the judgment debtor not to charge any maintenance charges from the decree holder for the period in dispute. She has further stated that she wants to file an application to pray for impleadment of the concerned Resident Welfare Association in the present execution petition to proceed against it.

5. Learned counsel for the judgment debtor has stated that the judgment debtor has already complied with the order under execution and no cause of action lies against it.

6. The Authority has considered the aforesaid submissions. On perusal of the order under execution, it is observed that the order under execution involved only "M/s Piyush Buildwell India Ltd." as the respondent and the orders were also passed in regard to "M/s Piyush Buildwell India Ltd.". The judgment debtor in the order under execution was directed not to charge any maintenance charges till the handing over of the actual possession to the decree holder in the present case, as observed in Para 31(ii) of the order under execution. In the present execution petition, the grievance of the decree holder is against the concerned Resident Welfare Association and not the present judgment debtor as also stated by the learned counsel for the decree holder.

7. Execution proceedings require a legally executable order against the concerned judgment debtor and the concerned Resident Welfare Association was not a party in the original order under execution. In the absence of a legally executable order against the concerned Resident Welfare Association, this Authority cannot proceed with the execution against it at this stage. In view of the same, the matter is **dismissed being non maintainable**. The decree holder is at liberty to file a fresh complaint before the Authority with regard to the grievances raised against the Resident Welfare Association.

8. **Dismissed**. File be consigned to the record room after uploading of the order on the website of the Authority.


.....
(CHANDER SHEKHAR)
MEMBER

15.05.2026
Raghav Jain
(Law Associate)

