



Execution Nos. 68,87,89,90,91,  
93,97,98,99,108,134 of 2024

## HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: [www.haryanarera.gov.in](http://www.haryanarera.gov.in)

**1. EXECUTION NO. 68 OF 2024  
IN  
COMPLAINT NO. 1042 OF 2020**

Shailendra Kumar Saxena .....DECREE HOLDER  
VERSUS  
Piyush Buildwell India Limited .....JUDGMENT DEBTOR

**2. EXECUTION NO. 87 OF 2024  
IN  
COMPLAINT NO. 995 OF 2020**

Manish Tripathi .....DECREE HOLDER  
VERSUS  
Piyush Buildwell India Limited .....JUDGMENT DEBTOR

**3. EXECUTION NO. 89 OF 2024  
IN  
COMPLAINT NO. 996 OF 2020**

Sunil Lamba .....DECREE HOLDER  
VERSUS  
Piyush Buildwell India Limited .....JUDGMENT DEBTOR

**4. EXECUTION NO. 90 OF 2024  
IN  
COMPLAINT NO. 994 OF 2020**

Vishal Verma .....DECREE HOLDER  
VERSUS  
Piyush Buildwell India Limited .....JUDGMENT DEBTOR

**5. EXECUTION NO. 91 OF 2024**

**IN**

**COMPLAINT NO. 982 OF 2020**

Umesh Kumar Pandey

....DECREE HOLDER

**VERSUS**

Piyush Buildwell India Limited

....JUDGMENT DEBTOR

**6. EXECUTION NO. 93 OF 2024**

**IN**

**COMPLAINT NO. 992 OF 2020**

Preeti Madaan

....DECREE HOLDER

**VERSUS**

Piyush Buildwell India Limited

....JUDGMENT DEBTOR

**7. EXECUTION NO. 97 OF 2024**

**IN**

**COMPLAINT NO. 1041 OF 2020**

Pratibha Mishra

....DECREE HOLDER

**VERSUS**

Piyush Buildwell India Limited सत्यमेव जयते

....JUDGMENT DEBTOR

**8. EXECUTION NO. 98 OF 2024**

**IN**

**COMPLAINT NO. 1303 OF 2020**

Ramesh Kumar

....DECREE HOLDER

**VERSUS**

Piyush Buildwell India Limited

....JUDGMENT DEBTOR

**9. EXECUTION NO. 99 OF 2024**

**IN**

**COMPLAINT NO. 1254 OF 2020**

Rajneesh Yadav

....DECREE HOLDER

**VERSUS**

Piyush Buildwell India Limited

....JUDGMENT DEBTOR

**10. EXECUTION NO. 108 OF 2024**

**IN**

**COMPLAINT NO. 993 OF 2020**

Pushpa Rani

....DECREE HOLDER

**VERSUS**

Piyush Buildwell India Limited

....JUDGMENT DEBTOR

**11. EXECUTION NO. 134 OF 2024**

**IN**

**COMPLAINT NO. 986 OF 2020**

Moumita Bose

....DECREE HOLDER

**VERSUS**

Piyush Buildwell India Limited

....JUDGMENT DEBTOR

*CSH*  
Coram:

Sh. Chander Shekhar

Member

Date of Hearing:

15.05.2026

Hearing:

7<sup>th</sup>

**Present: -** Ms. Aishwarya Dobhal, Counsel for the Decree Holders through VC in all executions.  
Judgment Debtor already Ex-Parte vide order dated 21.10.2024 in all executions.

**ORDER**

Today, the cases were fixed for filing of application for setting aside of ex-parte order, filing a copy of the application filed by the decree holders before the DTCP and filing of clarification with regard to the factum of NCLT proceedings by both the parties.

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, the above said documents have not been filed yet.

4. Learned counsel for the decree holders has stated that documents with regard to the DTCP application have been filed in the registry of the Authority. However, on perusal of the record it has been observed that the same has not been filed yet. She has further stated that the DTCP has not acted on the representation made by the decree holders and now the decree holders are in the process of approaching the Hon'ble High Court.

5. Learned counsel for the judgment debtor has requested for an adjournment stating that the issue in these execution petitions pertains to execution of the conveyance deeds and the conveyance deeds in most of the matters has already been executed. He has requested for some time to prepare a list of the matters in which the conveyance deeds have been executed and file the same in the Authority.

6. As also observed in the previous orders, the judgment debtor has been proceeded against ex-parte in all the captioned execution petitions and no application for setting aside of the ex-parte order has been filed by the judgment debtor, the presence of the learned counsel for the judgment debtor, Mr. Yuvraj Sharma, Advocate, is not marked.

7. The Authority has considered the submissions and the documents placed on record. The primary issue in the said executions petitions pertains to the execution of the conveyance deeds, as also stated by the learned counsels for the parties. It is also an admitted position that the license of the judgment debtor is suspended and there is an embargo upon the judgment debtor to execute the conveyance deeds as per the order dated 11.02.2025 passed by the office of DTCP. Further, the decree holders are in the process of exploring the legal avenues/remedies available to them to proceed with the execution of the conveyance deeds for a considerable length of time. The decree holders have not pressed for moving forward with the present execution proceedings since

the year 2025 as also recorded in the previous orders. Both the parties have not placed on record any clarifications regarding the matters in which conveyance deeds have been executed till date and no clarifications with regard to the factum of NCLT proceedings has been filed till date by either of the parties.

8. Admittedly, the decree holders are not in a position to proceed with the present execution petitions and are exploring legal remedies available to them. It is also a settled principle that execution proceedings are meant for enforcement of a decree within a reasonable time and cannot remain pending endlessly when the decree holder itself is presently unable to seek effective execution due to legal hurdles.

9. In view of the submissions made by the learned counsels for both the parties and in the light of the background of the matter, this Authority is of the considered view that the active adjudicatory function of the Authority does not come into play at this stage. No effective execution proceedings can presently be undertaken in the instant execution petitions due to the reasons as already observed above and there remains no cause of action to keep the present complaints pending. Accordingly, the present execution petitions are **disposed of with liberty** to the decree holders to seek revival of the same in accordance with law as and when the existing legal hurdles in execution of the order under execution are removed or if subsequent developments allow the execution of the same.

10. **Disposed of.** Files 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)

