



Execution Nos. 303, 304, 305 of 2024

HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. Execution No. 303 of 2024

In

Complaint No. 985 of 2020

Ashish Kumar Mishra

....DECREE HOLDER

VERSUS

Piyush Buildwell India Limited

.....JUDGMENT DEBTOR

2. Execution No. 304 of 2024

In

Complaint No. 984 of 2020


Ms Sarika

....DECREE HOLDER

VERSUS

Piyush Buildwell India Limited

.....JUDGMENT DEBTOR

3. Execution No. 305 of 2024
In
Complaint No. 1255 of 2020

Rajneesh Yadav

....DECREE HOLDER

VERSUS

Piyush Buildwell India Limited

.....JUDGMENT DEBTOR

Coram: **Sh. Chander Shekhar** **Member**

Date of Hearing: 15.05.2026

Hearing: 7th

Present: Ms. Aishwarya Dobhal, Counsel for the Decree Holders
through VC in all Executions.
Mr. Yuvraj Singh Sharma, Counsel for the Judgment Debtor
through VC in all Executions.

ORDER

Today, the cases were fixed for 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 the office report, documents with regard to the DTCP application have been filed by the decree holders on 14.05.2026.


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. 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 judgement 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.

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6. 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 2024 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.

7. 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.

 8. 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 and 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.

9. **Disposed of.** Files be consigned to the record room after uploading of the order on the website of the Authority.

15.05.2026
Raghav Jain
(Law Associate)


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(CHANDER SHEKHAR)
MEMBER