



Execution Nos. 925,933,936,945,949,954,
970,974,977,979,981,983,989,
1256,1257 of 2020

HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. EXECUTION NO. 925 OF 2020

IN

COMPLAINT NO.2241 OF 2019

Varun Pradhan

DECREE HOLDER

VERSUS

M/s Piyush Buildwell India Ltd.

....JUDGEMENT DEBTOR

2. EXECUTION NO. 933 OF 2020

IN

COMPLAINT NO.2264 OF 2019

Sangeet Kumar

....DECREE HOLDER

VERSUS

M/s Piyush Buildwell India Ltd.

....JUDGEMENT DEBTOR

3. EXECUTION NO. 936 OF 2020

IN

COMPLAINT NO.329 OF 2020

CRS
Rajnish Dwivedi

....DECREE HOLDER

VERSUS

M/s Piyush Buildwell India Ltd.

....JUDGEMENT DEBTOR

4. EXECUTION NO. 945 OF 2020

IN

COMPLAINT NO.312 OF 2020

Narender Kumar Singh Chauhan

....DECREE HOLDER

VERSUS

M/s Piyush Buildwell India Ltd.

....JUDGEMENT DEBTOR

5. EXECUTION NO. 949 OF 2020

IN

COMPLAINT NO.2247 OF 2019

Raveesh Ranjan

....DECREE HOLDER

VERSUS

M/s Piyush Buildwell India Ltd.

....JUDGEMENT DEBTOR

6. EXECUTION NO. 954 OF 2020

IN

COMPLAINT NO.2257 OF 2019

Sonu Kumar

....DECREE HOLDER

VERSUS

M/s Piyush Buildwell India Ltd.

....JUDGEMENT DEBTOR

7. EXECUTION NO. 970 OF 2020

IN

COMPLAINT NO.319 OF 2020

Ankit Aggarwal

.....DECREE HOLDER

VERSUS

M/s Piyush Buildwell India Ltd.

....JUDGEMENT DEBTOR

8. EXECUTION NO. 974 OF 2020

IN

COMPLAINT NO.2274 OF 2019

S P Singh

....DECREE HOLDER

VERSUS

M/s Piyush Buildwell India Ltd.

....JUDGEMENT DEBTOR

9. EXECUTION NO. 977 OF 2020

IN

COMPLAINT NO.325 OF 2020

Dhiraj Kumar

DECREE HOLDER

VERSUS

M/s Piyush Buildwell India Ltd.

....JUDGEMENT DEBTOR

10. EXECUTION NO. 979 OF 2020

IN

COMPLAINT NO.326 OF 2020

Natarajan Ravindran

DECREE HOLDER

VERSUS

M/s Piyush Buildwell India Ltd.

....JUDGEMENT DEBTOR

11. EXECUTION NO. 981 OF 2020

IN

COMPLAINT NO.318 OF 2020

Dhananjay Kumar Singh

DECREE HOLDER

VERSUS

M/s Piyush Buildwell India Ltd.

....JUDGEMENT DEBTOR

12. EXECUTION NO. 983 OF 2020

IN

COMPLAINT NO.2276 OF 2019

Gaurav Chaurasia

DECREE HOLDER

VERSUS

M/s Piyush Buildwell India Ltd.

....JUDGEMENT DEBTOR

13. EXECUTION NO. 989 OF 2020

IN

COMPLAINT NO.2251 OF 2019

Skalzang Youdon

DECREE HOLDER

VERSUS

M/s Piyush Buildwell India Ltd.

....JUDGEMENT DEBTOR

14. EXECUTION NO. 1256 OF 2020

IN

COMPLAINT NO.2235 OF 2019

Sushil Tiwari

DECREE HOLDER

VERSUS

M/s Piyush Buildwell India Ltd.

....JUDGEMENT DEBTOR

15. EXECUTION NO. 1257 OF 2020

IN

COMPLAINT NO.2252 OF 2019

Anurag Mohan

DECREE HOLDER

VERSUS

M/s Piyush Buildwell India Ltd.

....JUDGEMENT DEBTOR

Date of Hearing: 15.05.2026

Hearing: 38th

Present: Ms. Aishwarya Dobhal, Counsel for the Decree Holders through VC in all Executions.
Judgment Debtor already proceeded ex-parte vide order dated 03.03.2025 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 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 have 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 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.

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.


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(CHANDER SHEKHAR)
MEMBER

15.05.2026
Raghav Jain
(Law Associate)

