



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. EXECUTION NO. 128 OF 2023

IN

COMPLAINT NO. 953 OF 2022

Praveen Sharma

....DECREE HOLDER

VERSUS

M/s Samar Estates Pvt. Ltd.

....JUDGMENT DEBTOR

2. EXECUTION NO. 646 OF 2022

IN

COMPLAINT NO. 259 of 2018

Naveen Sethi

.....DECREE HOLDER

VERSUS

M/s Samar Estates Pvt. Ltd.

....JUDGMENT DEBTOR

3. EXECUTION NO. 647 OF 2022

IN

COMPLAINT NO. 379 of 2018

Naveen Sethi

.....DECREE HOLDER

VERSUS

M/s Samar Estates Pvt. Ltd.

....JUDGMENT DEBTOR

4. EXECUTION NO. 749 OF 2022

IN

COMPLAINT NO. 2176 of 2019

Dr. Jaspinder Pal Kaur alias Dr. Jaspinder Sihag

C.B.

Execution No. 128,230,231,232,699,701,913,1348,1426,2200 of 2023 &
646,647,749,947,1647,1845,1899,1933,1934,1947,2232,2233,2234,2271,2284,
2994,3106 of 2022 & 15 of 2024

....DECREE HOLDERS

VERSUS

M/s Samar Estates Pvt. Ltd.

....JUDGMENT DEBTOR

5. EXECUTION NO. 947 OF 2022

IN

COMPLAINT NO. 938 of 2019

Shyam Sundar Bagui and Suvdeep Bagui

....DECREE HOLDERS

VERSUS

M/s Samar Estates Pvt. Ltd.

....JUDGMENT DEBTOR

6. EXECUTION NO. 1647 OF 2022

IN

COMPLAINT NO. 646 of 2021

Manjeet Karhana

....DECREE HOLDER

VERSUS

M/s Samar Estates Pvt. Ltd.

....JUDGMENT DEBTOR

7. EXECUTION NO. 1845 OF 2022

IN

COMPLAINT NO.975 OF 2021

Rajinder Bhadana

....DECREE HOLDER

VERSUS

M/s Samar Estates Pvt. Ltd.

....JUDGMENT DEBTOR

8. EXECUTION NO. 1899 OF 2022

IN

COMPLAINT NO. 456 OF 2021

GH

Execution No. 128,230,231,232,699,701,913,1348,1426,2200 of 2023 &
646,647,749,947,1647,1845,1899,1933,1934,1947,2232,2233,2234,2271,2284,
2994,3106 of 2022 & 15 of 2024

Anita Goel and Sanjeev GoelDECREE HOLDERS

VERSUS

M/s Samar Estates Pvt. Ltd.JUDGMENT DEBTOR

9. EXECUTION NO. 1933 OF 2022

IN

COMPLAINT NO. 213 of 2019

Sunil Gupta and Kanta GuptaDECREE HOLDERS

VERSUS

M/s Samar Estates Pvt. Ltd.JUDGMENT DEBTOR

10. EXECUTION NO. 1934 OF 2022

IN

COMPLAINT NO. 214 of 2019

Saurabh Bhatt and Rashmi BhattDECREE HOLDERS

VERSUS

M/s Samar Estates Pvt. Ltd.JUDGMENT DEBTOR

11. EXECUTION NO. 1947 OF 2022

IN

COMPLAINT NO. 474 OF 2021

Baldev GargDECREE HOLDER

VERSUS

M/s Samar Estates Pvt. Ltd.JUDGMENT DEBTOR

12. EXECUTION NO. 2232 OF 2022

IN

COMPLAINT NO. 473 OF 2021

CA

Execution No. 128,230,231,232,699,701,913,1348,1426,2200 of 2023 &
646,647,749,947,1647,1845,1899,1933,1934,1947,2232,2233,2234,2271,2284,
2994,3106 of 2022 & 15 of 2024

Ritesh Garg

.....DECREE HOLDER

VERSUS

M/s Samar Estates Pvt. Ltd.

....JUDGMENT DEBTOR

13. EXECUTION NO. 2233 OF 2022

IN

COMPLAINT NO. 472 OF 2021

Santosh Garg

....DECREE HOLDER

VERSUS

M/s Samar Estates Pvt. Ltd.

....JUDGMENT DEBTOR

14. EXECUTION NO. 2234 OF 2022

IN

COMPLAINT NO. 1369 OF 2020

Santosh Garg

....DECREE HOLDER

VERSUS

M/s Samar Estates Pvt. Ltd.

....JUDGMENT DEBTOR

15. EXECUTION NO. 2271 OF 2022

IN

COMPLAINT NO. 792 OF 2021

Nagender Ram and Others

....DECREE HOLDERS

VERSUS

M/s Samar Estates Pvt. Ltd.

....JUDGMENT DEBTOR

16. EXECUTION NO. 2284 OF 2022

IN

COMPLAINT NO. 110 OF 2021

Cs

Execution No. 128,230,231,232,699,701,913,1348,1426,2200 of 2023 &
646,647,749,947,1647,1845,1899,1933,1934,1947,2232,2233,2234,2271,2284,
2994,3106 of 2022 & 15 of 2024

Ramesh Garg and Smt Kamlesh GargDECREE HOLDERS

VERSUS

M/s Samar Estates Pvt. Ltd.JUDGMENT DEBTOR

17. EXECUTION NO. 2994 OF 2022

IN

COMPLAINT NO. 459 OF 2022

Sanjeev Verma and Savita VermaDECREE HOLDERS

VERSUS

M/s Samar Estates Pvt. Ltd.JUDGMENT DEBTOR

18. EXECUTION NO. 3106 OF 2022

IN

COMPLAINT NO. 784 of 2020

Atul SundraDECREE HOLDER

VERSUS

M/s Samar Estates Pvt. Ltd.JUDGMENT DEBTOR

19. EXECUTION NO. 230 OF 2023

IN

COMPLAINT NO. 564 OF 2021

Rajesh KhuranaDECREE HOLDER

VERSUS

M/s Samar Estates Pvt. Ltd.JUDGMENT DEBTOR

20. EXECUTION NO. 231 OF 2023

IN

COMPLAINT NO. 565 OF 2021

CSB

Execution No. 128,230,231,232,699,701,913,1348,1426,2200 of 2023 &
646,647,749,947,1647,1845,1899,1933,1934,1947,2232,2233,2234,2271,2284,
2994,3106 of 2022 & 15 of 2024

Subhash Miglani and Sanjay KumarDECREE HOLDERS

VERSUS

M/s Samar Estates Pvt. Ltd.JUDGMENT DEBTOR

21. EXECUTION NO. 232 OF 2023

IN

COMPLAINT NO. 566 OF 2021

Rajeev Goel and Subhash MiglaniDECREE HOLDERS

VERSUS

M/s Samar Estates Pvt. Ltd.JUDGMENT DEBTOR

22. EXECUTION NO. 699 OF 2023

IN

COMPLAINT NO. 525 OF 2022

Bhagwan SinghDECREE HOLDER

VERSUS

M/s Samar Estates Pvt. Ltd.JUDGMENT DEBTOR

23. EXECUTION NO. 701 OF 2023

IN

COMPLAINT NO. 173 OF 2022

Vijay Bhatt and AnotherDECREE HOLDERS

VERSUS

M/s Samar Estates Pvt. Ltd.JUDGMENT DEBTOR

24. EXECUTION NO. 913 OF 2023

IN

COMPLAINT NO. 246 OF 2021

CRB

Execution No. 128,230,231,232,699,701,913,1348,1426,2200 of 2023 &
646,647,749,947,1647,1845,1899,1933,1934,1947,2232,2233,2234,2271,2284,
2994,3106 of 2022 & 15 of 2024

Suchitra JainDECREE HOLDER

VERSUS

M/s Samar Estates Pvt. Ltd.JUDGMENT DEBTOR

25. EXECUTION NO. 1348 OF 2023

IN

COMPLAINT NO. 928 OF 2022

Vaishali AggarwalDECREE HOLDER

VERSUS

M/s Samar Estates Pvt. Ltd.JUDGMENT DEBTOR

26. EXECUTION NO. 1426 OF 2023

IN

COMPLAINT NO. 183 OF 2023

Manpreet Singh and Manjit KaurDECREE HOLDERS

VERSUS

M/s Samar Estates Pvt. Ltd.JUDGMENT DEBTOR

27. EXECUTION NO. 2200 OF 2023

IN

COMPLAINT NO. 2354 OF 2022

Raj Kumar GoelDECREE HOLDER

VERSUS

M/s Samar Estates Pvt. Ltd.JUDGMENT DEBTOR

28. EXECUTION NO. 15 OF 2024

IN

COMPLAINT NO. 2321 OF 2022

CR

Execution No. 128,230,231,232,699,701,913,1348,1426,2200 of 2023 &
646,647,749,947,1647,1845,1899,1933,1934,1947,2232,2233,2234,2271,2284,
2994,3106 of 2022 & 15 of 2024

Rachna Sehgal

....DECREE HOLDER

VERSUS

M/s Samar Estates Pvt. Ltd.

....JUDGMENT DEBTOR

Coram: Sh. Chander Shekhar

Member

Date of Hearing: 10.04.2026

Hearing: 6th in (S. No. 28)
8th in (S. No. 27)
9th in (S. No. 25,26)
11th in (S. No. 1,19,20,21,22,23)
12th in (S. No. 6,7,8,9,10,17,18,24)
13th in (S. No. 5,11,12,13,14,15,16)
14th in (S. No. 2,3,4)

Present: Mr. Kamaljeet Dahiya, Advocate in Execution No.3106
of 2022 for the Decree Holder through VC.
Ms. Sidhi Bansal, Advocate in Execution no. 699 of 2023
and Execution No. 701 of 2023 for the Decree Holders
through VC.
None for Decree Holders in all other executions except
S.no.18, 22 and 23.
None for the Judgment Debtor in all executions.

CSA

ORDER

Today the cases were fixed for awaiting order of Hon'ble Apex
Court in SLP(civil) no.9711 of 2023.

2. As per the office report, the matter pending before Hon'ble Apex Court under the title "*Punjab and Sind Bank v/s Ess Vee Apartments Home Buyers Associations & Ors.*" SLP no. 9711 of 2023, stands disposed of by Hon'ble Apex Court vide its order dated 09.02.2026, with following relevant observations made at para no.7, 8 and 9 which are reproduced below for ready reference:

"7. The petition stands disposed of in the aforesaid terms.

8. However, before parting, we record the statement of learned counsel for the petitioner that Corporate Insolvency Resolution Process (CIRP) proceedings before NCLT, Chandigarh is still pending.

9. Pending application(s), if any, shall stand disposed of."

3. As per the order of Hon'ble Apex Court, the Corporate Insolvency Resolution Proceeding before Hon'ble NCLT, Chandigarh, is still pending, meaning thereby prima facie, because of moratorium imposed, the present Executions cannot be proceeded with.

Crh

4. Since the Authority cannot execute the orders in view of Corporate Insolvency Resolution Proceeding before Hon'ble NCLT, Chandigarh, the present execution petitions are **disposed of** with a liberty to the decree holders to approach this Authority in future by filing an

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2994,3106 of 2022 & 15 of 2024

application to re-open the cases on culmination of the Corporate Insolvency
Resolution Proceeding, provided it is so permissible as per law.

5. Files be consigned to the record room after uploading the order
on the website of the Authority.

10.04.2026
Gaurav Saini
(Law Associate)


.....
(CHANDER SHEKHAR)
MEMBER

