

**BEFORE THE HARYANA REAL ESTATE APPELLATE
TRIBUNAL**

Appeal No.508 of 2024 (O&M)

Date of Decision: 14.07.2026

Pioneer Urban Land and Infrastructure Pvt. Ltd. through its
Authorised Representative Mr. Vineet Kumar Attre (Dy-Manager
Legal) having registered office at Pioneer Square, Ground Floor,
Gear Gold Course Extension Road, Sector 62, Gurugram Haryana.

Appellant

Versus

1. Mr. Hurunnisha wife of Ansar Ahmed
2. Ms. Ran Iman daughter of Ansar Ahmed both residents of C-
302, La Lagune, Sector 54, Golf Course Road, Gurugram 122011

Respondents

Coram:

**Justice Rajan Gupta
Dr. Virender Parshad**

**Chairman
Member (Judicial)**

Present: Mr. Vijay Partap Singh, Advocate for
Mr. Rajat Khanna, Advocate,
for the appellant.

Ms. Pallavi Attoria, Advocate for
Ms. Preeti Manderana, Advocate,
for the respondents.

ORDER

RAJAN GUPTA, CHAIRMAN (ORAL):

Present appeal is directed against order dated
01.02.2024 passed by the Authority¹.

2. It appears that decree was passed in favour of
the respondents-allottees on 07.04.2021. Pursuant to
same, execution proceedings were initiated. However,
appellant-promoter raised certain objections. After
considering the same, the Adjudicating Officer decided to
issue recovery certificate (RC) to the Collector, Gurugram.

¹Haryana Real Estate Appellate Authority, Gurugram

Before issuing the recovery certificate, file was sent to the Accounts Officer to prepare recovery certificate as per the calculations done by the decree holder (DH).

3. Main grievance of the appellant-promoter is that the calculations made by the judgment debtor (JD) were not taken into consideration by the Adjudicating Officer.

4. Admittedly, all execution petitions pending before the Adjudicating Officer have now been transferred to the Authority by virtue of the judgment dated 24.04.2025 passed by the Hon'ble Punjab and Haryana High Court in C.W.P. No. 14937 of 2024 titled as *M/s. Vatika Ltd. vs. Union of India & Ors.*

5. A perusal of the order passed by the Adjudicating Officer shows that the recovery certificate is to be issued as per calculation done by decree holder.

6. It is not clear that the objections raised by the judgment debtor were neither taken into consideration nor dealt with by the Adjudicating Officer.

7. Under these circumstances, we deem it fit to set aside the order and remit the case to the Executing Court (the Authority at present) to decide the issue afresh after affording opportunity of hearing to both the parties.

8. The appeal is allowed in the above terms.

9. Pending application(s), if any, stands disposed of.

10. Parties to appear before the Authority below on 30.07.2026.

11. The amount of pre-deposit made with this Tribunal at the time of filing of this appeal along with interest accrued thereon be remitted to the Authority for disbursement to the parties as per their entitlement after culmination of the execution proceedings. Needless to observe, tax liability, if any, would apply.

12. Copy of this order be sent to the parties/their counsel and the Authority.

13. File be consigned to the records.

Justice Rajan Gupta
Chairman
Haryana Real Estate Appellate Tribunal

Dr. Virender Parshad
Member (Judicial)

14.07.2026
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