HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

EXECUTION NO. 885 OF 2022

IN

COMPLAINT NO. 102 OF 2021

Poonam Chawla ....DECREE HOLDER

VERSUS

RPS Infrastructure Ltd. ....JUDGMENT DEBTOR

CORAM:	**Parneet S Sachdev**	**Chairman**
	NadimAkhtar	**Member**
	Dr. Geeta Rathee Singh	**Member**
	Chander Shekhar	**Member**

Date of Hearing: **03.09.2026**

Hearing: **21st**

Present: - Ms. Poonam Chawla, decree holder, herself, in person.
Mr. Garvit Gupta, Advocate, for judgment debtor, in person.

ORDER (PARNEET S SACHDEV- CHAIRMAN)

1. Vide last order dated16.07.2026, Authority directed as follows:

"7. The Judgment Debtor is directed to:

i. issue the No Objection Certificate on or before 24.07.2026;
ii. remit the balance amount, as payable in terms of its Chartered Accountant-certified calculations, on or before 24.07.2026; and
iii. execute the conveyance deed in favour of the Decree Holder on or before 15.08.2026.
8. The Decree Holder shall cooperate and remain present for execution and registration of the conveyance deed as and when called upon by the Judgment Debtor and shall complete all formalities required on her part".

2. Pursuant to the aforesaid directions, the JD filed an application placing additional facts on record. It was stated that the No Dues Certificate was issued to the Decree Holder (DH) on 20.07.2026. The conveyance deed was executed and registered on 17.08.2026. It was further stated that the outstanding amount of ₹2,98,572/- was paid in full on 21.08.2026 through NEFT bearing UTR No. HDFCH01209511913.

3. Today, learned counsel for the JD reiterated the contents of the application and confirmed compliance with the directions contained in the order dated 16.07.2026.

4. Learned counsel for the DH concurred with the same. However, he submitted that the Chartered Accountant-certified calculations include an amount towards TDS, for which the TDS certificate has not yet been furnished.

5. On being queried, learned counsel for the JD submitted that TDS is beyond the scope of the decree. However, he undertook to provide the details of the TDS deducted.

6. The Authority observes that deduction of TDS, wherever applicable, is a statutory liability of the JD. The amount so deducted is required to be deposited with the Government in accordance with law. Accordingly, the JD is directed to furnish the TDS certificate/details to the DH.

7. In view of the aforesaid compliances and the payment of the outstanding delay interest of ₹2,98,572/- on 21.08.2026, the decretal amount stands duly satisfied.

8. Accordingly, the present execution proceedings are **disposed of** as satisfied. File be consigned to the record room after due compliance and uploading of the order on the website of the Authority.

CHANDER SHEKHAR
[MEMBER]

DR. GEETA RATHEE SINGH
[MEMBER]

NADIM AKHTAR
[MEMBER]

PARNEET S SACHDEV
[CHAIRMAN]