



HARERA
GURUGRAM

**HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM**

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E/4202/2021

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

PROCEEDINGS OF THE DAY		4
Day and Date	Friday and 28.11.2025	
Complaint No.	E/4202/2021 Case titled as Gaurav Manohar Negi and Ritushka Negi VS Fantasy Buildwell Private Limited	
Complainant	Gaurav Manohar Negi and Ritushka Negi	
Represented through	Mr. Rishab Jain, Advocate	
Respondent	Fantasy Buildwell Private Limited	
Respondent Represented through	Mr. Dhruv Rohatgi, Advocate	
Proceeding Recorded by	Ashok Kumar and Manju Bala	

Proceedings-cum-order

The present execution petition was filed for executing the order dated 31.03.2021 wherein the following directions were passed:

- The respondent is directed to pay prescribed rate of 9.30o/o p.a. for every interest at the month of delay from the due date of possession i.e., 16.04.20L7 till the date of offer of possession i.e. 19.11.2020.*
- The arrears of delayed possession charges be adjusted in the ledger account of the complainants.*
- The complainants are directed to pay outstanding dues, if any, after adjustment of interest for the delayed period.*
- It is directed to the respondent that he shall not charge any extra amount which is not mentioned in builder buyer agreement.*
- It is directed that no holding charges shall be payable to the respondent.*

On 28.07.2025, counsel for the Judgment Debtor (JD) stated before the Authority that the decree had been satisfied and that the matter had been dismissed as withdrawn by the Adjudicating Officer on 30.04.2024.

Subsequently, counsel for the Decree Holder (DH) filed an application seeking restoration, contending that parking at the project site had not been provided and, therefore, the decree remained unfulfilled. The matter was listed for



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hearing on the said application on 29.09.2025. On 29.09.2025 the arguments were heard at length and the order was reserved for pronouncement on 24.10.2025. Thereafter, on 24.10.2025 the matter was further adjourned to 28.11.2025 for same purpose.

Order pronounced.

The Authority observes that the order in question contains no direction requiring the JD to provide car parking space to the DH. The Executing Authority is confined to enforcing the specific directions contained in the original order. In view of the above, the plea of the DH is not sustainable and therefore the application for restoration of the execution proceedings is hereby dismissed. File be consigned to the record.

Ashok Sangwan
Member
28.11.2025