



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

PROCEEDINGS OF THE DAY

Day and Date	Tuesday and 06.08.2024
Complaint No.	E/542/2023/219/2020 Case titled Anooop Kumar Joshi VS Spaze Tower Private Limited
Complainant	Anooop Kumar Joshi
Represented through	
Respondent	Spaze Tower Private Limited
Respondent Represented through	
Last date of hearing	
Proceeding Recorded by	Ramesh

Proceedings

On 07.05.2024, recovery certificate was issued in this case to the Collector, Gurugram to recover the decretal amount from JD as arrears of land revenue. In view of order issued by Chief Secretary Government of Haryana, no. 50/15/20240-5S (1) dated 11th May 2024, powers of the Collector have been conferred upon the Adjudicating Officer. All the recovery certificates have been received back.

Learned counsel for DH requests to attach account of JD i.e. Account No. 0021050920 with ICICI Bank Ltd. SCO 18 and 19, Sector 14, Gurugram. According to him, this is not an escrow account attached with any project of JD. Considering the fact ^{as above} ~~above~~ mentioned, request is allowed. The ^{above said} ~~account~~ ^{mentioned above} of the JD is attached to the extent of decretal amount.

An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

AD



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Manager of said bank be directed not to allow withdrawal of any amount from said account leaving balance less than decretal amount. Report of bank manager be also called in this regard till next date.

At the same time, learned counsel for DH requests for calling report of recovery Officer (retired Tehsildar) about other properties of JD. All this are objected by learned counsel for JD. According to her, this forum can recover decretal amount as arrears of land revenue under Punjab Land Revenue Act. Two process i.e. attachment of bank account and calling report of other properties of JD cannot be done simultaneously.

True recovery is to be effected under The Punjab Land Revenue Act but said Act does not bar calling report about properties of JD, even if bank account of same (JD) has been ordered to be attached. No merit in this objection. Let, Recovery Officer (retired Tehsildar) Sh. Ram Charan Sharma be asked to enquire about the property of JD worth attachment and to file his report till next date.

To come on 08.11.2024 for further proceedings.

(Rajender Kumar)
Adjudicating Officer
06.08.2024