



**HARERA**  
GURUGRAM

**HARYANA REAL ESTATE REGULATORY AUTHORITY**  
**GURUGRAM**

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

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E/5758/2019

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

**PROCEEDINGS OF THE DAY**

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|                                |                                                                                                      |
|--------------------------------|------------------------------------------------------------------------------------------------------|
| Day and Date                   | Monday and 03.11.2025                                                                                |
| Complaint No.                  | E/5758/2019 Case titled as Vibhor Goel and S K Goel VS International Land Developers Private Limited |
| Complainant                    | Vibhor Goel and S K Goel                                                                             |
| Represented through            | Mr. Sanjeev Sharma, Advocate                                                                         |
| Respondent                     | International Land Developers Private Limited                                                        |
| Respondent Represented through | Ms Manika, Advocate                                                                                  |
| Proceeding Recorded by         | Ashok Kumar and Manju Bala                                                                           |

**Proceedings**

The Authority notes that RC no. 665 has been forwarded to the District Collector, Gurugram on 04.09.2025 for recovery of the decretal amount under Section 40(1) of the Real Estate (Regulation and Development) Act, 2016.

Counsel for the JD submits that the unit of the DH pertains to a project currently under adjudication before the NCLAT, New Delhi, in CA (AT) (Ins) No. 493 of 2024, and places a copy of the same on record. He prays that, in view of these circumstances, the matter be adjourned sine die. He further seeks recall of the arrest warrants and withdrawal of the attachment of bank accounts issued earlier.

Heard. With respect to the arrest warrants and bank account attachments, it is directed that the same shall be withdrawn in accordance with the orders of the Hon'ble High Court in CWP No. 14937 of 2024 (M/s Vatika Limited vs. Union of India & Ors.), decided on 24.04.2025.

Conversely, counsel for the DH submits that, in terms of Sections 34 and 63 of the Act of 2016, a heavy penalty (up to 10% of the project cost) may be



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imposed upon the JD for wilful non-compliance with the Authority's order, and contends that the JD is adopting delay tactics. He further states that the appeal before NCLAT has not been admitted and is yet to be listed, and therefore the matter should not be adjourned sine die. He prays that a specific date be fixed for further proceedings.

After considering submissions from both sides, it is ordered that the matter be listed on **02.02.2026** for further proceedings.

PS Saini

Member

03.11.2025