

**IN THE HIGH COURT OF PUNJAB AND HARYANA
AT CHANDIGARH**

(134)

CR-3768-2026 (O&M)

Date of Decision:-04.05.2026

TRIPTA SHARMA AND ANOTHER

... Petitioners

Versus

TDI INFRASTRUCTURE LIMITED

... Respondent

-:-

CORAM: HON'BLE MR. JUSTICE VIRINDER AGGARWAL

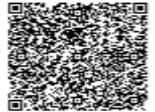
Present: Mr. Ketan Antil, Advocate,
for the petitioners.

VIRINDER AGGARWAL, J. (Oral)

1. The present petition has been filed under Article 227 of the Constitution of India, seeking issuance of directions to the learned Adjudicating Officer, Haryana Real Estate Regulatory Authority (HRERA), Panchkula, to decide the execution petition titled Tripta Sharma and another versus TDI Infrastructure Limited, bearing Execution Petition No. 676 of 2024 arising out of Complaint No. 743 of 2021, in a time-bound manner.

2. Briefly stated, the petitioners had booked a builder floor with the respondent and a Floor Buyer Agreement dated 20.06.2011 was executed between the parties. The petitioners duly made all requisite payments in terms of the agreement. However, the respondent-promoter failed to offer possession of the unit within the stipulated time and without obtaining the requisite Occupation Certificate.

3. Aggrieved thereby, the petitioners filed Complaint No. 743 of 2021 before the learned Real Estate Regulatory Authority, Panchkula, which was allowed vide order dated 20.04.2023. Despite the said order, the respondent failed to comply with the directions issued therein, compelling the petitioners to initiate execution proceedings by filing Execution Petition No. 676 of 2024. It is



contended that the execution petition was first listed on 05.08.2024 and since then, has been adjourned from time to time without any effective progress.

4. Learned counsel for the petitioners submits that despite the relief having been granted in their favour, the continued non-compliance by the respondent and the prolonged pendency of the execution proceedings have caused serious prejudice to the petitioners. It is further submitted that the matter has not been taken up for hearing on merits and is being adjourned from time to time without justifiable cause, thereby defeating the very purpose of the adjudication.

5. Having considered the submissions and the material placed on record, this Court is of the view that the present case warrants exercise of supervisory jurisdiction under Article 227 of the Constitution of India. Accordingly, without expressing any opinion on the merits of the case, the present petition is disposed of with a direction to the learned Adjudicating Officer, HRERA, Panchkula, to decide the execution petition, after affording due opportunity of hearing to both parties, preferably within a period of two months from the next date fixed before the said authority.

6. Petition stands disposed of accordingly.

7. As a natural corollary, since the main cases stand disposed of, all miscellaneous application(s), if any, shall also stand disposed of, as no fruitful purpose would be served by keeping them.

04th May, 2026
S. Pathania

(VIRINDER AGGARWAL)
JUDGE

Whether reasoned / speaking?
Whether reportable?

Yes / No
Yes / No