



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

119**CWP-16157-2026****Date of Decision: 22.05.2026****Ishwar Singh Dahiya****....Petitioner****Versus****State of Punjab and others****....Respondents**

**CORAM: HON'BLE MR. JUSTICE SUVIR SEHGAL
HON'BLE MR. JUSTICE VIKAS SURI**

Present: Ms. Nikita Singh, Advocate
for the petitioner.

Mr. Akhil Kamra, Assistant Advocate General, Punjab.

SUVIR SEHGAL, J. (ORAL)

1. Counsel for the petitioner states that a complaint given by the petitioner under Section 31 of Real Estate (Regulation and Development) Act, 2016, was accepted by Punjab Real Estate Regulatory Authority (PRERA) on 13.07.2021, Annexure P-1, which has become final. Counsel states that petitioner was issued recovery certificate on 23.11.2021, Annexure P-4, for the recovery of dues and a revised recovery certificate has been issued on 04.06.2025, Annexure P-20, but it has not been executed. Limited prayer made by the counsel is for issuance of direction to the official respondents to execute the aforesaid certificate.

2. Advance copy of the petition has been served upon the official respondents.



CWP-16157-2026

-2-

3. On asking, Mr. Akhil Kamra, Assistant Advocate General, Punjab, accepts notice on behalf of respondents No.1, 4 and 5. He submits that the property of builder has been attached and is likely to be auctioned on 29.05.2026.

4. Be that as it may, since the recovery certificate has been issued to the petitioner under the provisions of Real Estate (Regulation and Development) Act, 2016, the same has to be executed.

5. Accordingly, writ petition is disposed of with a direction to the official respondents to execute the recovery certificate within a period of three months from the date of receipt of the certified copy of this order.

(SU VIR SEHGAL)
JUDGE

(VIKAS SURI)
JUDGE

May 22, 2026

Varinder

Whether speaking/reasoned : Yes/No

Whether reportable : Yes/No