HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.
Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.
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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 14.10.2026.

Item No. 335.55

Intimation regarding takeover/change in control and management.

Promoter: **Ansal Crown Infrabuild Pvt. Ltd.**

Project: **"Ansal Crown Heights", a Group Housing Project on land measuring 18.05 acres in Sector-80, Faridabad.**

Reg. No.: **HRERA-PKL-FBD-28-2018 Dated: 24.08.2018 Valid upto 01.10.2020 and Extended upto 30.09.2022.**

Temp ID: **479-2019.**

1. M/s Ansal Crown Infrabuild Pvt. Ltd. through its present Additional Director, Mr. Vikram Tuli submitted this representation dated 07.09.2026 for bringing on record the change in control and management of the Company pursuant to the insolvency resolution proceedings and for updating the records of the Authority in respect of the above captioned project.

2. This representation has also been submitted to place on record the present status of the HRERA registration, the project bank accounts, sanctioned plan, proposed change of registered office and the steps being taken by the present management for extension / renewal / regularization of the project registration, as may be applicable.

1. Background and Takeover pursuant to NCLT Proceedings

That M/s Ansal Crown Infrabuild Pvt. Ltd. ("Company") had undergone Corporate Insolvency Resolution Process ("CIRP") under the provisions of the Insolvency and Bankruptcy Code, 2016 before the Hon'ble National Company Law Tribunal, Delhi Bench vide its order Dated 21.07.2023. Copy of CIRP order passed by Hon'ble NCLT is enclosed.

That during the course of the aforesaid insolvency proceedings, a Resolution Plan submitted by M/s Nanu Ram Goyal & Co., being the Successful Resolution Applicant (SRA), was duly considered and approved by the Hon'ble National

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Company Law Tribunal, Delhi vide its Order dated 02.07.2026 in C.P. (IB) 783 (ND) of 2022. Copy of SRA order passed by Hon'ble NCLT is enclosed.

Pursuant to the approval and implementation of the Resolution Plan, M/s Nanu Ram Goyal & Co. has taken over M/s Ansal Crown Infrabuild Pvt. Ltd. and its management / control, in accordance with the terms of the Resolution Plan and the directions contained in the Order passed by the Hon'ble NCLT.

The Company M/s Ansal Crown Infrabuild Pvt. Ltd. is accordingly submitting the present representation before this Hon'ble Authority so that the records maintained by HRERA may be suitably updated to reflect the present management, Directors and authorised representatives of the Company.

2. Change in the Share Holder and Board of Directors

That consequent upon implementation of the approved Resolution Plan, there has been a change in the Share Holders and constitution of the Board of Directors and management of the Company M/s Ansal Crown Infrabuild Pvt. Ltd. The present Share Holder & Directors / management of the Company are as follows:

S. No.	***Name of Director***	***Aadhar No. & PAN***	***No. of Equity Shares of Rs. 10/- Each***	***Designation***	***DIN***	***Date of Appointment***
1.	*Vinit Gupta*	*892751459616* *ABCPG4573D*	*3000*	*Additional Director*	*00334453*	*09/07/2026*
2.	*Ashish Goyal*	*836289209834* *AEPPG1671Q*	*4000*	*Additional Director*	*00726635*	*09/07/2026*
3.	*Vikram Tuli*	*972097845324* *ACIPT7908A*	*3000*	*Additional Director*	*03295712*	*09/07/2026*
	Total		***10000***			

The necessary statutory compliances and filings with the Registrar of Companies have been undertaken. The updated MCA Master Data and Form No. DIR-12 & Form PAS-3, the documents evidencing the present shareholding and Board Constitution of the Company are enclosed. Copy of Aadhar Card Copy and Pan Card Copy of the Shareholders cum directors is also enclosed.

3. Authorisation in favour of Mr. Ashish Goyal & Mr. Vikram Tuli

In view of the aforesaid change in control and management, Mr. Ashish Goyal & Mr. Vikram Tuli have been duly authorised to represent the Company before the Haryana Real Estate Regulatory Authority, Panchkula.

Mr. Ashish Goyal & Mr. Vikram Tuli shall be authorised to deal with all matters relating to the Company's project registration(s) and renewal, including filing of applications, replies, compliances, project updates, extension/renewal applications, correction/modification applications, correspondence, proceedings, and all other matters before HRERA. Copy of Board resolution passed by the Company M/s Ansal Crown Infrabuild Pvt. Ltd. in favour of Mr. Ashish Goyal & Mr. Vikram Tuli are enclosed. It is therefore requested that Mr. Ashish Goyal &

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Mr. Vikram Tuli may kindly be recorded as the authorised person/representative of the Company before HRERA, Panchkula.

Further, Mr. Vikram Tuli has appointed / Authorized CA Yogesh Kumar Goyal (M. No. 400097) & CA Ankit Goyal (435149) to do all the necessary work in the Haryana RERA Authority, Panchkula as per Section 56 of the RERA Act, 2016. Copy of the Authorization Letter is enclosed.

4. Change of Email ID and Mobile Number

That the Company further wishes to bring to the notice of the Authority that, pursuant to the change in management, the contact particulars of the Company / authorised representative have also been changed. The new authorised contact details of the company are as follows:

- *New Email ID: rera@acibpl.com*
- *New Mobile No.: 9999023733*

It is requested that the above new email ID and mobile number may kindly be updated in the records of HRERA and on the HRERA portal and may thereafter be treated as the authorised contact details of the Company for all communications, OTPs, notices, alerts, portal communications, and other correspondence.

5. Change of Registered Office Address – Application Pending before ROC

It is further submitted that pursuant to the change in control and management of the Company, the Company is also in the process of changing its registered office address from its erstwhile registered office address to the following proposed new address:

- *Earlier Registered Office Address: 118, UFF, Prakash Deep Building 7, Tolstoy Marg, New Delhi, Pin - 110001 (corrected from Tolystoy Marg)*
- *Proposed New Registered Office Address: C-73, Malviya Nagar, New Delhi, Delhi, Pin - 110017*

The Company has already submitted the Form INC-22 along with supporting documents with the Registrar of Companies (ROC), NCT of Delhi for effecting the aforesaid change in its registered office address. The said application/change is presently under process and awaiting approval/confirmation by the ROC. A copy of the Form INC-22 with supporting documents submitted with the ROC in respect of the proposed change of registered office is enclosed for the kind information and record of the Hon'ble Authority.

In view of the aforesaid, it is requested that the proposed new registered office address may kindly be taken on record by HRERA, subject to approval/confirmation by the ROC. Upon approval of the change by the ROC, the Company shall furnish the updated ROC records and relevant documents to the Hon'ble Authority, if required. It is further requested that, upon approval and implementation of the change of registered office, all future communications, notices, correspondence and other communications pertaining to the Company and its projects registered with HRERA may kindly be addressed/communicated at the aforesaid new registered office address, in addition to the updated authorised email ID and mobile number mentioned hereinabove.

6. Status of HRERA Registration of the Project

It is respectfully submitted that the project namely "Ansal Crown Heights", bearing HRERA Registration No. HRERA-PKL-FBD-28-2018, is registered with Authority. However, the aforesaid HRERA registration of the project expired on 30.09.2022

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and has remained expired thereafter. Copy of Last extended Rera Registration Certificate of the Project is enclosed.

The present management submits that the project had been under the control and management of the erstwhile management during the relevant period and the Company was also undergoing insolvency proceedings. Pursuant to the takeover of the Company by the present management under the Resolution Plan approved by the Hon'ble NCLT, the present management is now taking steps to ascertain and address the pending regulatory compliances and the status of the project before the Hon'ble Authority.

The present management is in the process of taking necessary steps for seeking extension / renewal / regularisation of the HRERA registration of the project, as may be permissible under the applicable provisions of the Real Estate (Regulation and Development) Act, 2016, the Haryana Rules/Regulations and the applicable orders/directions of the Hon'ble Authority.

The present management undertakes to file the necessary application and supporting documents before the Hon'ble Authority and to comply with such requirements, including payment of applicable fees etc. if determined by the Authority, in accordance with law and the orders passed by the Hon'ble Authority. It is therefore requested that the Hon'ble Authority may kindly take note of the aforesaid circumstances and permit/enable the present management to pursue the appropriate proceedings for extension / renewal / regularisation of the project registration, as may be considered permissible by the Authority.

7. Status and Validity of Sanctioned Plan / License as approved by Town and Country Planning Department, Haryana

It is further submitted that the project "Ansal Crown Heights" was sanctioned / approved by the competent authority vide Sanction Plan/License Approval No. 226 of 2007 dated 18.09.2007. The same has the validity till 17.09.2026. The present management has examined the status and validity of the sanctioned plan and other approvals pertaining to the project.

In view of the takeover pursuant to the NCLT-approved Resolution Plan and the long-pending status of the project, the present management has taken necessary steps to obtain / renew / extend the license, so that the project may be proceeded with and completed in accordance with applicable law. The present management undertakes to approach the competent authorities and this Hon'ble Authority for obtaining all requisite approvals / extensions and for completing the project in accordance with the sanctioned plan / License and applicable statutory requirements. The present management has filed application of extension on 14.08.2026 by paying renewal fees of Rs. 43,48,680/- to the TCP for granting extension to 17.09.2026. So please give a suitable time of 3-6 months so the applicant can submit application for renewal of Rera Registration can complete and submitted for the extension with the Hon'ble Authority. Copy of Application for Extension and Challan is enclosed

8. Project Bank Accounts

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It is further submitted that the Company is under process of opening 3 bank accounts as per Section 4(2)(l)(D) of the Rera Act, 2016 and the same will be intimated when the same will be opened in the scheduled bank.

9. GST Registration of the Company

That the company has already have GST registration No. 06AACCC8058M2ZA, which was obtained by IRP of the Company. The same GST number will be continued and hold by the company. Copy of GST Registration Certificate is enclosed.

10. Existing HRERA Portal Login User ID and Password

That it is respectfully submitted that the HRERA portal account of the Company was earlier being operated by the erstwhile management till the validity of registration period prior to the implementation of the Resolution Plan. Consequent upon the change in control and management, the erstwhile persons who were operating the Company's HRERA account are no longer authorised to access or operate the said account. Further this user ID password has not been provided to SRA.

In order to ensure proper control, security and compliance, it is requested that the existing HRERA portal login credentials may kindly be deactivated / revoked / disabled, as may be considered appropriate by the Authority.

The Company requests the Hon'ble Authority to kindly issue / generate fresh User ID and Password / login credentials for the Company's HRERA project account in favour of the present authorised management. The fresh credentials may kindly be linked with the following authorised contact details:

New Email ID: rera@acibpl.com New Mobile No.: 9999023733

11. Continuity of Company's Obligations under RERA

The Company respectfully submits that the present management is committed to complying with all applicable provisions of the Real Estate (Regulation and Development) Act, 2016, the applicable Haryana RERA Rules and Regulations and the directions / orders issued by the Hon'ble Authority.

The present management further undertakes to attend to the pending regulatory compliances relating to the project and to take all necessary steps for obtaining appropriate extension / renewal / regularisation of the project registration, wherever permissible.

The present management is also committed to taking all necessary steps for completion of the project and safeguarding the interests of the allottees / homebuyers and other stakeholders, subject to the terms of the approved Resolution Plan and orders of the competent authorities.

12. Prayer

In view of the facts and circumstances stated hereinabove, it is most respectfully prayed that this Hon'ble Authority may kindly:

a. Take the present representation on record;

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b. *Take note of the takeover/change in control and management of M/s Ansal Crown Infrabuild Pvt. Ltd. pursuant to the Order dated 02.07.2026 passed by the Hon'ble NCLT.*

c. *Update the HRERA records with the names and details of the present Directors/management of the Company;*

d. *Record Mr. Ashish Goyal & Mr. Vikram Tuli as the authorised representative / person authorised to represent and deal with the Company's HRERA account and project;*

e. *Update the Company's new email ID and mobile number in the HRERA records and portal;*

f. *Take on record the proposed change in the registered office address of the Company, for which the requisite forms/documents have already been filed with the ROC and the matter is presently under process;*

g. *Upon approval/confirmation by the ROC, update the Company's new registered office address in the HRERA records and portal and make future communications at the said address and updated email/mobile details;*

h. *Take note that the HRERA registration of the project expired on 30.09.2022 and that the present management/new promoter is taking necessary steps for extension / renewal / regularisation of the project registration, as may be permissible under law;*

i. *Permit/enable the present management to file and pursue the appropriate application / proceedings for extension / renewal / regularisation of the expired HRERA registration;*

j. *Take note of the status and validity of the sanctioned plan and permit the present management to undertake necessary steps for obtaining / renewing / extending the requisite approvals;*

k. *Deactivate / revoke / disable the existing HRERA portal login credentials of the erstwhile management, wherever considered appropriate;*

l. *Issue/generate fresh HRERA Portal User ID and Password/login credentials in favour of Mr. Ashish Goyal or Mr. Vikram Tuli the present authorised management;*

m. *Enable the present management to access and operate the Company's HRERA promoter/project account and undertake the requisite compliances;*

n. *Permit the present management to undertake all pending and future RERA compliances and necessary proceedings concerning the project, including proceedings for extension / renewal / regularisation of the project registration;*

o. *Take such other or further action as may be considered appropriate for enabling the present management to take forward and complete the project in accordance with the approved Resolution Plan and applicable law; and*

p. *Pass such other or further order/direction as this Hon'ble Authority may deem fit and proper in the facts and circumstances of the present case.*

3. The Company undertakes to furnish any further documents, declarations, affidavits, authorisations, approvals or information that may be required by the Authority for updating

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its records and portal and for consideration of the extension / renewal / regularisation application.

4. Today, in view of the above submissions, the Authority decides to only take on record takeover/change in control and management of M/s Ansal Crown Infrabuild Pvt. Ltd. pursuant to the Order dated 02.07.2026 passed by the Hon'ble NCLT. The Authority directs the IT Cell to disable the existing HRERA portal login credentials of the erstwhile management and directs to issue/generate fresh HRERA Portal User ID and Password/login credentials in favour of Mr. Ashish Goyal or Mr. Vikram Tuli the present authorised management. The new management is also directed to obtain requisite/ necessary approvals from the Town and Country Planning Department and apply for registration of the project as per provisions of the RERD Act, 2016.

5. **Disposed of.**

Haryana Real Estate Regulatory Authority
3055
Despatch No
Date 4/11/26
PANCHKULA

True copy

Secretary (Acting),
HRERA, Panchkula

A copy of the above is forwarded to STP, HRERA Panchkula, for information and taking further action in the matter.

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