



## HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: [www.haryanarera.gov.in](http://www.haryanarera.gov.in)

### COMPLAINT NO. 2745 OF 2023

Santosh Kumar

...COMPLAINANT

Versus

Ansal Properties And Infrastructure Ltd

...RESPONDENT

**CORAM:** Dr. Geeta Rathee Singh  
Chander Shekhar

Member  
Member

**Date of Hearing:** 01.07.2025

**Hearing:** 6th

**Present:** None for Complainant.

Adv. Deepal Hooda and Adv. Sheena Dahiya, Ld. counsels for  
Respondent.

### ORDER

1. The respondent company is presently undergoing Corporate Insolvency Resolution Process (CIRP) under the Insolvency and Bankruptcy Code, 2016, and that a moratorium has been imposed in terms of Section 14 of the said Code pursuant to the order passed by the Hon'ble National Company Law Tribunal (NCLT) vide order dated 25.02.2025 in C.P. (IB)

No. (IB)-558(ND)/2024. The relevant para is reproduced below for reference:-


*"14.2. We also declare moratorium in terms of Section 14 of the Code, 2016. The necessary consequences of imposing the moratorium flows from the provisions of Section 14(1)(a), (b), (c) & (d) of the Code. Thus, the following prohibitions are imposed:*


- a) The institution of suits or continuation of pending suits or proceedings against the Respondent including execution of any judgment, decree or order in any court of law, tribunal, arbitration panel or other authority;*
- b) Transferring, encumbering, alienating or disposing of by the Respondent any of its assets or any legal right or beneficial interest therein;*
- c) Any action to foreclose, recover or enforce any security interest created by the Respondent in respect of its property including any action under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002;*
- d) The recovery of any property by an owner or lessor, where such property is occupied by or in the possession of the Respondent".*

2. In view of the statutory bar imposed under Section 14 of the Insolvency and Bankruptcy Code, 2016, and considering that the CIRP proceedings may continue for a substantial period of time, this Authority is precluded from proceeding with or adjudicating the present complaint at this stage. Therefore, Authority decides to dismiss the respective complaint without entering into the merits.



3. The complainant in the complaint, however, shall be at liberty to file a fresh complaint before this Authority as and when the decision of the Hon'ble NCLT is pronounced, upon the conclusion of the CIRP, and only if there is relief that the Authority can grant as per statute.
4. In view of the aforesaid observation, the present complaint is hereby **dismissed** and accordingly stands disposed of. File be consigned to record room after uploading of this order on the website of the Authority.

  
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**CHANDER SHEKHAR**  
[MEMBER]

  
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**Dr. GEETA RATHEE SINGH**  
[MEMBER]