



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 954 OF 2019

Renu Bala

....COMPLAINANT

Versus

Ansal Properties and Infrastructure Pvt. Ltd.

.....RESPONDENT

CORAM: Nadim Akhtar
Chander Shekhar

Member
Member

Date of Hearing: 26.05.2025

Hearing: 18th

Present: - None present for the complainant.

Ms. Sheena Dahiya, through Navneet Kumar Gupta, IRP.


ORDER (NADIM AKHTAR - MEMBER)

1. In last order dated 03.02.2025, Authority observed that from last 17 hearing, only in 10 hearings complainant was represented by the counsel and no one represented in rest of the hearings. Therefore, Authority deems it fit to issue notice to the complainant to make representation and argue her case. As per direction, notice dated 28.02.2025 was issued to the complainant which got successfully delivered on 01.03.2025.

2. Today, again no one appeared on behalf of complainant.
3. On the other side, Ms. Sheena Dahiya appeared and stated respondent company is presently undergoing Corporate Insolvency Resolution Process (CIRP) under the Insolvency and Bankruptcy Code, 2016. That That 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 and she provided a copy of the reply of the IRP during the course of proceedings.
4. 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. Further, Authority observes that the Real Estate (Regulation and Development) Act, 2016, is a beneficial legislation aimed at providing speedy and efficacious redressal to grievances of allottees and other stakeholders. In furtherance of this objective, the proceedings before the Authority have been made summary in nature. Such expeditious adjudication is achievable only if the parties especially the complainant proactively pursue her case in a time-bound manner. The prolonged delay on the part of the complainant is unjustified and reflects a lack of due diligence and cooperation in the proceedings.



5. In light of these circumstances, the Authority is left with no option but to **dismiss the complaint for non-prosecution**, however, complainant shall be at liberty to file a fresh complaint before this Authority as and when the decision of the Hon'ble NCLT is announced, upon the conclusion of the CIRP, and only if there is relief that the Authority can grant as per statute.
6. Hence, the complaint is accordingly **disposed of** in view of above terms.
- File be consigned to the record room after uploading of the order on the website of the Authority.


.....
CHANDER SHEKHAR
[MEMBER]


.....
NADIM AKHTAR
[MEMBER]