



# HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

## 1. COMPLAINT NO. 1817 OF 2023

Sunita Ahuja

....COMPLAINANT

Versus

1. Ansal Properties and Infrastructure Ltd.

2. Jhandewalan Awass Ltd.

...RESPONDENTS

## 2. COMPLAINT NO. 752 OF 2023

Ashok Kumar

....COMPLAINANT

Versus

1. Ansal Properties and Infrastructure Ltd.

2. Jhandewalan Awass Ltd.

...RESPONDENTS

## 3. COMPLAINT NO. 789 OF 2023

Suresh Devi and Keshav Kumar

....COMPLAINANTS

Versus

1. Ansal Properties and Infrastructure Ltd.

2. Jhandewalan Awass Ltd.

...RESPONDENTS

**4. COMPLAINT NO. 810 OF 2023**

Vijayalakshmi Nair .....COMPLAINANT

Versus

1. Ansal Properties and Infrastructure Ltd.
2. Jhandewalan Awas Ltd. ....RESPONDENTS

**5. COMPLAINT NO. 818 OF 2023**

Parveen .....COMPLAINANT

Versus

1. Ansal Properties and Infrastructure Ltd.
2. Jhandewalan Awas Ltd. ....RESPONDENTS

**6. COMPLAINT NO. 828 OF 2023**

Geetika Pandey .....COMPLAINANT

Versus

1. Ansal Properties and Infrastructure Ltd.
2. Jhandewalan Awas Ltd. ....RESPONDENTS

**7. COMPLAINT NO. 829 OF 2023**

Satish Pal and Taruna Pal .....COMPLAINANTS

Versus

1. Ansal Properties and Infrastructure Ltd.
2. Jhandewalan Awas Ltd. ....RESPONDENTS



**8. COMPLAINT NO. 831 OF 2023**

Virender Kumar Ahuja

....COMPLAINANT

Versus

1. Ansal Properties and Infrastructure Ltd.

2. Jhandewalan Awas Ltd.

...RESPONDENTS

**9. COMPLAINT NO. 833 OF 2023**

Usha Rani Wadhwa

....COMPLAINANT

Versus

1. Ansal Properties and Infrastructure Ltd.

2. Jhandewalan Awas Ltd.

...RESPONDENTS

**10.COMPLAINT NO. 836 OF 2023**

Kailash Chand

....COMPLAINANT

Versus

1. Ansal Properties and Infrastructure Ltd.

2. Jhandewalan Awas Ltd.

...RESPONDENTS

**11.COMPLAINT NO. 839 OF 2023**

Prem Parkash Sharma & Devender Kumar Sharma ....COMPLAINANTS

Versus

1. Ansal Properties and Infrastructure Ltd.

2. Jhandewalan Awas Ltd.

...RESPONDENTS



**12. COMPLAINT NO. 840 OF 2023**

Chitra Bhardwaj

....COMPLAINANT

Versus

1. Ansal Properties and Infrastructure Ltd.

2. Jhandewalan Awas Ltd.

...RESPONDENTS

**13. COMPLAINT NO. 841 OF 2023**

Ramesh Kumar Madan and Raj Kumari

....COMPLAINANTS

Versus

1. Ansal Properties and Infrastructure Ltd.

2. Jhandewalan Awas Ltd.

...RESPONDENTS

**14. COMPLAINT NO. 864 OF 2023**

Ritu Bhardwaj

....COMPLAINANT

Versus

1. Ansal Properties and Infrastructure Ltd.

2. Jhandewalan Awas Ltd.

...RESPONDENTS

**15. COMPLAINT NO. 865 OF 2023**

Kedar Nath Yadav and Chandan Kumar Yadav

....COMPLAINANTS

Versus

1. Ansal Properties and Infrastructure Ltd.

2. Jhandewalan Awas Ltd.

...RESPONDENTS



**16.COMPLAINT NO. 866 OF 2023**

Rakesh Kumari Sharma and Raj Kumar Sharma ....COMPLAINANTS

Versus

1. Ansal Properties and Infrastructure Ltd.

2. Jhandewalan Awas Ltd.

...RESPONDENTS

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

**Member  
Member**

**Date of Hearing:** 01.07.2025

**Hearing:** 7th in all captioned complaints(s).

**Present:** Adv. Anand Verma, Ld. Counsel for complainant(s) in all above captioned complaints through VC.

Adv. Deepal Hooda and Adv. Sheena Dahiya, Ld. counsels for Respondent no. 1. in all above captioned complaints.

None for respondent no. 2.

**ORDER**

1. The respondent no. 1 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;*

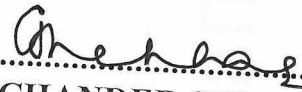
*d) The recovery of any property by an owner or lessor, where such property is occupied by or in the possession of the Respondent".*

This fact was duly acknowledged by ld. counsels for complainant(s) as well as respondent no.1 appearing in the matter.

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(s) without entering into the merits.



3. The respective complainant(s) in all captioned complaint(s), however, shall be at liberty to file a fresh complaint(s) 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 captioned complaint(s) are hereby **dismissed** and accordingly stands disposed of. File be consigned to record room after uploading of this order on the website of the Authority and a copy of this order be filed in the respective complaint(s).

  
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**CHANDER SHEKHAR**  
[MEMBER]

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