HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1775 of 2022

HRERA, Panchkula

.... COMPLAINANT

VERSUS

Ansal Properties & Infrastructure Ltd

.... RESPONDENT

Coram:	**Parneet S Sachdev**	**Chairman**
	Nadim Akhtar	**Member**
	Dr. Geeta Rathee Singh	**Member**
	Chander Shekhar	**Member**

Date of Hearing: 08.10.2025

Hearing No: 10th

Present: None on behalf of respondent

Order: Parneet S Sachdev (Chairman)

1. This Suo-moto complaint was registered against the respondent namely Ansal Properties & Infrastructure Ltd. for not uploading quarterly progress reports of its real estate project "Galaxy Court" registered by the Authority vide Registration No. 342 of 2017 dated 27.10.2017 valid upto 31.08.2020. A show cause notice dated 03.08.2022 was issued to the promoter.

2. On 20.03.2023, the Authority imposed a penalty of ₹1,000/- per day for not filing quarterly progress report on the web portal of Authority.
3. On 08.01.2025, the cumulative penalty worked out to ₹64,14,000/-. The Authority also directed MD/one of the directors to be personally present on the next date of hearing. The order dated 08.01.2025 was delivered to the promoter on 27.02.2025 and 25.02.2025 via registered post and e-mail respectively.
4. Vide reply dated 03.02.2025, the promoter informed that they have updated the requisite QPRs on the web portal and requested the Authority to dismiss this suo-moto and waive of the penalty imposed upon them.
5. On 05.03.2025, no one appeared on behalf of the promoter company, therefore, Authority decided to impose cost of one lac. The MD/one of the directors of the promoter company be personally present on the next date of hearing. The promoter has filed online QPRs upto 31.12.2024. Since QPRs upto June 2022 has been uploaded on 31.01.2025, the cumulative penalty from 20.03.2023 till 30.01.2025 works out to ₹70,12,000/-. Request of the promoter for waiving of the said penalty was rejected and the promoter was directed to deposit the said cumulative penalty in the registry of the Authority before the next date of hearing failing which it will be recovered through the execution branch of the Authority.
6. On the last date of hearing i.e. 28.05.2025 learned counsel informed that IRP has taken over the project in February 2025 and subsequently by RP in April 2025. The Counsel argued that when the moratorium is imposed, no penalty can be imposed on the promoter to which Authority reiterated its stance that filing of QPRs and applying for continuation of registration are statutory obligations of the promoter and that moratorium is on suits, not on statutory

obligations. During the hearing, learned counsel also submitted a letter to bring on record Corporate Insolvency Resolution Process.

7. The Authority on 28.05.2025 directed the RP and respondent promoter to deposit the penalty amount of ₹70,12,000/- and cost of ₹ one lac for non-appearance in the registry of the Authority at least one week before the next date of hearing failing which matter will be sent for execution. However, the promoter has not complied with the directions of the Authority.
8. The Authority therefore, grants one last opportunity for the compliance of the orders dated 28.05.2025 a week before the next date of hearing i.e. **14.01.2026.**

Chander Shekhar	Dr. Geeta Rathi Singh	Nadim Akhtar	Parneet S Sachdev
Member	Member	Member	Chairman