



Execution no. 2396 of 2022

## **HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA**

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

**Execution No. 2396 of 2022**

**In**

**Complaint No. 1385 of 2020**

Sumit Sharma

....DECREE HOLDER

VERSUS

Ansai Properties and Infrastructure Ltd.

.....JUDGMENT DEBTOR

**Coram:** Sh. Chander Shekhar Member

**Date of Hearing:** 19.12.2025

**Hearing:** 10th

**Present:** Ms. Vishu Mandia, Adv., Proxy for Mr. Deepak Bansal, Adv.  
for the Decree Holder through VC.  
Ms. Sheena Dahiya, Advocate, on behalf of RP for the  
Judgment Debtor through VC.

### **ORDER**

*Csh* The present execution petition was initially fixed for 30.09.2025 for filing information on affidavit by the judgement debtor as well as the decree holder regarding initiation of proceedings of moratorium. However, IRP has filed an application to stay execution proceedings due to the initiation of a moratorium.

2. The file is taken up today due to the delegation of powers by the Authority under Section 81 of the Real Estate (Regulation and Development) Act, 2016, to a Single Member Bench(s) and in reference to the observations made by the Hon'ble Punjab and Haryana High Court in CWP No. 14937 of 2024 titled "*M/s Vatika Ltd. vs. Union of India & Others*", dated 24.04.2025.

3. Today, proxy counsel for the decree holder requested the Authority to dispose of the matter in view of NCLT proceedings with a liberty to re-open the matter, if required.

4. Request is accepted. Since the Authority cannot execute the orders because of the bar of moratorium, the present execution petitions are **disposed of** with a liberty to the decree holder to approach this Authority in future by filing an application to re-open the case on culmination of moratorium proceedings, provided it is so permissible as per law. File be consigned to the record room after uploading the order on the website of the Authority.

  
(CHANDER SHEKHAR)  
MEMBER

19.12.2025  
Monika  
(Law Associate)