



Execution nos. 1, 657 of 2019

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

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

### **1. Execution No. 1 of 2019**

**In**

**Complaint No. 20 of 2018**

N. D. Sardana

....DECREE HOLDER

VERSUS

Ansal Properties and Infrastructure Ltd.

.....JUDGMENT DEBTOR

### **2. Execution No. 657 of 2019**

**In**

**Complaint No. 483 of 2018**

Raj Kumar Gaira and Riju Kaushik

....DECREE HOLDERS

VERSUS

Ansal Properties & Infrastructure Ltd.

.....JUDGMENT DEBTOR

**Coram:** Sh. Chander Shekhar **Member**

**Date of Hearing:** 19.12.2025

**Hearing:** 31st for both executions

**Present:** Ms. Tripta Choudhary, Adv., Proxy for Mr. Himanshu Raj, Adv. for the Decree Holders through VC in both Executions.  
Ms. Sheena Dahiya, Advocate, on behalf of RP for the Judgment Debtor through VC in both executions.

**ORDER**

The present execution petitions were initially fixed for 30.09.2025 for filing information on affidavit by the judgement debtor as well as the decree holders 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 files are 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, the proxy counsel for the decree holders requested the Authority to dispose of these matters in view of NCLT proceedings with a liberty to re-open these matters, 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 holders to approach this Authority in future by filing an application to re-open the cases on culmination of moratorium proceedings, provided it is so permissible as per law. Files 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)

