HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (Suo-Motu) 2804 of 2022

HRERA, Panchkula ...COMPLAINANT

VERSUS

Ansal Properties & Infrastructure Limited ....RESPONDENT

CORAM:	**Parneet S Sachdev**	**Chairman**
	Nadim Akhtar	**Member**
	Dr. Geeta Rathee Singh	**Member**

Date of Hearing: 03.12.2025

Hearing: 12th

Present: Adv. Sheena Dahiya on behalf of RP.

ORDER (Parneet S Sachdev-Chairman)

The matter was taken up by the Authority on 03.09.2025 wherein, Adv. Kanwal Goyal appearing on behalf of respondent informed that Resolution Professional was appointed in the present case and thus previous compliances can not be made by them for entire time period for which the management of company was under the control of Resolution professional. For redressal of their grievance, they moved to Hon'ble High Court but their petition was dismissed. They are now planning to approach the Hon'ble Supreme Court. Further, Adv. Sheena Dahiya also appearing on behalf of respondent submitted that she wishes to file few judgments to support

aforesaid contention. Copy of judgment submitted by her during the proceedings was taken on record. The Authority was of the view that since application for extension has not yet been filed by the promoter. Authority observed that the present Suo Motu Complaint has been pending since year 2022. The respondent Ansal Properties and Infrastructure Pvt. Ltd was afforded several opportunities uptill 03.09.2025, despite the same it failed to fulfil its obligation to complete the project and apply for extension of registration granted, which is a clear repeated violation of the provisions of the RERA Act and Rules or Regulations made thereunder. Accordingly, the Authority directed the promoter to show cause as to why registration granted should not be revoked as per provisions of Section 7 of the RERD Act, 2016

2. Today also, Adv. Sheena Dahiya appearing on behalf of RP requested for an adjournment since they are in process of filing SLP against the orders of Hon'ble High Court. A number of opportunities have already been granted to Ansal Properties and Infrastructure Pvt. Ltd but the promoter has not fulfilled its obligations under RERA Act by not getting the extension for registration. Therefore, the Authority directs the office to issue a formal show cause notice to the respondent under Section 7 of the RERD Act, 2016 and call upon the promoter to furnish the following information within 7 days from the issuance of the notice:

a) The total amount so far collected/realized from the allottees.
b) Allottee-wise schedule of payment received.
c) Amount of work done so far at the site with photographs.
d) Percentage of physical progress achieved with certificate of civil engineer.
e) Land cost of the project and proportionate land cost of a percentage of physical progress with documentary proof.
f) The details of the Bank Accounts where the amount realized from allottees has been deposited/received.

g) The withdrawals from the separate RERA Account where 70% of the amount to be realized from allottees is mandatory to be deposited with documentary proof.

h) The proof of having withdrawn from the separate account after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project duly certified with bank.

i) The details of the balance available in the separate RERA Account and whether it is the remaining amount in the separate RERA Account out of seventy percent of the total amount realized from the allottees after withdrawals as per provisions of section 4(2)(l)(D).

j) Certificate of the Chartered Accountant that amounts collected for this project and the withdrawals have been in compliance with the proportion to the percentage of completion of the project.

k) Wherever there has been deviation/variation from the provisions of section 4(2)(I)(D) and the explanation relating to the same.

l) Copy of documents submitted to Director Town & Country Planning, Haryana in compliance with Rule 24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976.

3. Adjourned to **25.02.2026.**

Dr. Geeta Rathee Singh	Nadim Akhtar	Parneet S Sachdev
Member	Member	Chairman