



Execution no. 840 of 2020, 2403, 2412, 2413,
2439, 2440, 2655, 2656 of 2022, 1936,
1945 of 2023, 248 of 2024

HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. Execution No. 840 of 2020

In

Complaint No. 879 of 2019

Ram Gopal Sehgal & Another

....DECREE HOLDERS

VERSUS

Ansal Properties and Infrastructure Ltd.

.....JUDGMENT DEBTOR

2. Execution No. 2403 of 2022

In

Complaint No. 241 of 2021

Neelam alias Neelam Kapoor

....DECREE HOLDER

VERSUS

Ansal Properties & Infrastructure Ltd.

.....JUDGMENT DEBTOR

3. Execution No. 2412 of 2022

In

Complaint No. 1542 of 2020

Manoj Jindal

....DECREE HOLDER

Execution no. 840 of 2020, 2403, 2412, 2413,
2439, 2440, 2655, 2656 of 2022, 1936,
1945 of 2023, 248 of 2024

VERSUS

Ansal Properties & Infrastructure Ltd.

.....JUDGMENT DEBTOR

4. Execution No. 2413 of 2022

In

Complaint No. 297 of 2021

Mahavir Singh Rawal and Anr.

....DECREE HOLDERS

VERSUS

Ansal Properties & Infrastructure Ltd.

.....JUDGMENT DEBTOR

5. Execution No. 2439 of 2022

In

Complaint No. 1530 of 2020

Sanjeev Kumar Aggarwal

....DECREE HOLDER

VERSUS

Ansal Properties & Infrastructure Ltd.

.....JUDGMENT DEBTOR

6. Execution No. 2440 of 2022

In

Complaint No. 1529 of 2020


Vinod Kumar

....DECREE HOLDER

VERSUS

Ansal Properties & Infrastructure Ltd.

.....JUDGMENT DEBTOR

Execution no. 840 of 2020, 2403, 2412, 2413,
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1945 of 2023, 248 of 2024

7. Execution No. 2655 of 2022

In

Complaint No. 496 of 2019

Rajesh Kumar

....DECREE HOLDER

VERSUS

Ansal Properties & Infrastructure Ltd.

.....JUDGMENT DEBTOR

8. Execution No. 2656 of 2022

In

Complaint No. 445 of 2021

Pradeep Kumar

....DECREE HOLDER

VERSUS

Ansal Properties & Infrastructure Ltd.

.....JUDGMENT DEBTOR

9. Execution No. 1936 of 2023

In

Complaint No. 1534 of 2020

Suresh Kumar Gupta

....DECREE HOLDER

VERSUS

Ansal Properties & Infrastructure Ltd.

through its Chairman cum MD

.....JUDGMENT DEBTOR

Execution no. 840 of 2020, 2403, 2412, 2413,
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10. Execution No. 1945 of 2023

In

Complaint No. 1540 of 2020

Ruby Sobti

....DECREE HOLDER

VERSUS

Ansal Properties & Infrastructure Ltd.

through its Chairman cum MD

.....JUDGMENT DEBTOR

11. Execution No. 248 of 2024

In

Complaint No. 339 of 2021

Manmohan Singh Rathore

....DECREE HOLDER

VERSUS

Ansal Properties & Infrastructure Ltd.

.....JUDGMENT DEBTOR

Coram:

Sh. Chander Shekhar

Member

Date of Hearing: 28.11.2025

Hearing:

18th for execution no. 1

12th for execution no. 2 to 8

7th for execution no. 9 & 10

6th for execution no. 11

Present:

Mr. Ashish Bakshi, Adv. for the Decree Holders through VC in all Executions.

Ms. Sheena Dahiya, Advocate, on behalf of RP for the Judgment Debtor through VC in all executions.

ORDER

The present execution petitions were initially fixed for 09.09.2025 for the decree holders to show any law which enables this Authority to proceed with the executions in future and for consideration. In case no reply is filed or otherwise if filed but not found containing any provision contrary to section 14 of the Code, 2016, the Authority would dispose of the executions.

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. The office has informed that an application has been filed by the IRP to keep present proceedings in abeyance due to initiation of CIRP proceedings in view of Section 14 of IBC, 2016 in all the above mentioned cases.

4. Today, the 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.

5. 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

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application to re-open the cases on culmination of moratorium proceedings,
provided it is so permissible as per law. Files be consigned to record room after
uploading the order on the website of the Authority.

28.11.2025
Monika
(Law Associate)


.....
(CHANDER SHEKHAR)
MEMBER