



Execution no. 145 of 20224

# **HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA**

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

**Execution No. 145 of 2024**

**In**

**Complaint No. 423 of 2022**

Manoj Sain

....DECREE HOLDER

VERSUS

Ansai Properties & Infrastructure Ltd.

.....JUDGMENT DEBTOR

Coram: Sh. Chander Shekhar

Member

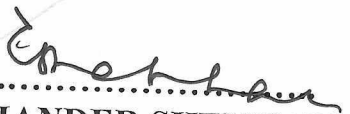
Date of Hearing: 05.12.2025

Hearing: 5th

Present: Mr. Arjun Kundra, Adv. for the Decree Holder.  
Judgment Debtor already ex-parte vide orders dated 22.04.2025  
Ms. Sheena Dahiya, Advocate, on behalf of RP for the Judgment Debtor through VC.

## **ORDER**

*Coh*  
The present execution petition was initially fixed for 18.09.2025 with a direction to the decree holder to file a reply to application to stay the proceedings and to show any law which enables this Authority to proceed with the execution in future and for consideration.

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, the counsel for decree holder requested the Authority to dispose of the matter in view of NCLT proceedings with a liberty to re-open this matter, if required.
4. Request is accepted. Since the Authority cannot execute the orders because of the bar of moratorium, the present execution petition is **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 record room after uploading the order on the website of the Authority.
- 05.12.2025  
Monika  
(Law Associate)
-   
(CHANDER SHEKHAR)  
MEMBER