



Execution no. 770, 771 of 2019

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

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

**1. Execution No. 770 of 2019**

**In**

**Complaint No. 599 of 2018**

Padma Kataria

....DECREE HOLDER

VERSUS

Ansai Properties & Infrastructure Ltd.

.....JUDGMENT DEBTOR

**2. Execution No. 771 of 2019**

**In**

**Complaint No. 448 of 2018**

Kanika Garg

....DECREE HOLDER

VERSUS

Ansai Properties & Infrastructure Ltd.

.....JUDGMENT DEBTOR

Coram: Sh. Chander Shekhar

Member

Date of Hearing: 05.12.2025

Hearing: 32nd

 Present:

Ms. Divanshi, Adv., Proxy for Mr. Satyaveer Singh, Advocate for the Decree Holders in both Executions.

Judgement Debtor already ex-parte vide orders dated 22.04.2025 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 18.09.2025 for the decree holders to file 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. 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. Today, the proxy counsel for the decree holders requested the Authority to dispose of the matter 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 record room after uploading the order on the website of the Authority.

  
(CHANDER SHEKHAR)  
MEMBER

05.12.2025  
Monika  
(Law Associate)

