



Execution nos. 120 of 2020, 2774,
2775-2022, 286, 287, 349, 547,
611, 811, 894, 1519, 2485 of 2023

HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. Execution No. 120 of 2020

In

Complaint No. 2385 of 2019

Bhupender Arora

....DECREE HOLDER

VERSUS

Ansal Properties and Infrastructure Ltd.

.....JUDGMENT DEBTOR

2. Execution No. 2774 of 2022

In

Complaint No. 1258 of 2019

Sunaina Khanna

....DECREE HOLDER

VERSUS

Ansal Properties & Infrastructure Ltd.

.....JUDGMENT DEBTOR

3. Execution No. 2775 of 2022

In

Complaint No. 944 of 2020

 Rajiv Arora

....DECREE HOLDER

VERSUS

Ansal Properties & Infrastructure Ltd.

.....JUDGMENT DEBTOR

Execution nos. 120 of 2020, 2774,
2775-2022, 286, 287, 349, 547,
611, 811, 894, 1519, 2485 of 2023

4. Execution No. 286 of 2023

In

Complaint No. 1256 of 2019

Rajiv Kumar Guglani

....DECREE HOLDER

VERSUS

Ansal Properties & Infrastructure Ltd.

.....JUDGMENT DEBTOR

5. Execution No. 287 of 2023

In

Complaint No. 1255 of 2019

Rajesh Bhateja

....DECREE HOLDER

VERSUS

Ansal Properties & Infrastructure Ltd.

.....JUDGMENT DEBTOR

6. Execution No. 349 of 2023

In

Complaint No. 1289 of 2019

Jatin Sapra

....DECREE HOLDER

VERSUS

Ansal Properties & Infrastructure Ltd.

.....JUDGMENT DEBTOR

7. Execution No. 547 of 2023

In

Complaint No. 1330 of 2020

Ankur Seth

Execution nos. 120 of 2020, 2774,
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611, 811, 894, 1519, 2485 of 2023
....DECREE HOLDER

VERSUS

Ansal Properties & Infrastructure Ltd.

.....JUDGMENT DEBTOR

8. Execution No. 611 of 2023

In

Complaint No. 1427 of 2021

Angad Singh Ahluwalia

....DECREE HOLDER

VERSUS

Ansal Properties & Infrastructure Ltd.

.....JUDGMENT DEBTOR

9. Execution No. 811 of 2023

In

Complaint No. 1295 of 2019

Garima Sharma

....DECREE HOLDER

VERSUS

Ansal Properties & Infrastructure Ltd.

.....JUDGMENT DEBTOR

10. Execution No. 894 of 2023

In

Complaint No. 755 of 2020

Monica Rani Garg

....DECREE HOLDER

VERSUS

Ansal Properties & Infrastructure Ltd.

.....JUDGMENT DEBTOR

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11. Execution No. 1519 of 2023

In

Complaint No. 1533 of 2020

Usha Sarna

....DECREE HOLDER

VERSUS

Ansal Properties & Infrastructure Ltd.

.....JUDGMENT DEBTOR

12. Execution No. 2485 of 2023

In

Complaint No. 2877 of 2019

Neelam

....DECREE HOLDER

VERSUS

Ansal Properties & Infrastructure Ltd.

.....JUDGMENT DEBTOR

Coram:

Sh. Chander Shekhar

Member

Date of Hearing: 05.12.2025

Hearing:

23rd for execution mentioned at S.no. 1
10th for execution mentioned at S.no. 2, 4 to 6
9th for execution mentioned at S.no. 3 & 7
8th for execution mentioned at S.no. 8-11
6th for execution mentioned at S.no. 12

Present:

Ms. Prakriti Kashyap, Adv., Proxy for Mr. Vivek Sethi, Adv.
for the Decree Holders through VC in all Executions.
Judgment Debtor already ex-parte vide orders dated
22.04.2025 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 18.09.2025 with a direction to 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.

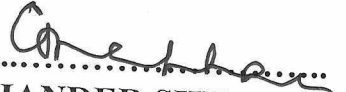
3. Today, the counsel for the decree holders requested the Authority to dispose of these matters in view of NCLT proceedings with a liberty to re-open these matters, if required.

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.

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Files be consigned to the record room after uploading the order on the website of
the Authority.

05.12.2025
Monika
(Law Associate)


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(CHANDER SHEKHAR)
MEMBER

