



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

**1. EXECUTION NO. 651 OF 2020
IN
COMPLAINT NO. 1872 OF 2019**

Pradeep Kumar DwivediDECREE HOLDER

VERSUS

Ferrous Infrastructure Pvt. Ltd.JUDGMENT DEBTOR

**2. EXECUTION NO. 652 OF 2020
IN
COMPLAINT NO. 2008 OF 2019**

Shveta AroraDECREE HOLDER

VERSUS

Ferrous Infrastructure Pvt. Ltd.JUDGMENT DEBTOR

**3. EXECUTION NO. 660 OF 2020
IN
COMPLAINT NO. 2001 OF 2019**

Suresh Chand JainDECREE HOLDER

VERSUS

Ferrous Infrastructure Pvt. Ltd.JUDGMENT DEBTOR

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Execution no.'s

651,652,660,664,688,701,702,709,710,711,791,792,793,799,800,825,1239,1240,1327,1334,1335,
1340,1423,1494 of 2020 and 46,47,59,91,92,285,286,1047,1048,701 and 1049 of 2021;
2480,2487,3363 of 2022; 2680 & 250 of 2023.

**4. EXECUTION NO. 664 OF 2020
IN
COMPLAINT NO. 1637 OF 2019**

Dinesh Kumar

.....DECREE HOLDER

VERSUS

Ferrous Infrastructure Pvt. Ltd.

....JUDGMENT DEBTOR

**5. EXECUTION NO. 688 OF 2020
IN
COMPLAINT NO. 1815 OF 2019**

Sanjay Kumar Pradhan

.....DECREE HOLDER

VERSUS

Ferrous Infrastructure Pvt. Ltd.

....JUDGMENT DEBTOR

**6. EXECUTION NO. 701 OF 2020
IN
COMPLAINT NO. 2400 OF 2019**

V Hariharan and Savithri Hariharan

.....DECREE HOLDER

VERSUS

Ferrous Infrastructure Pvt. Ltd.

....JUDGMENT DEBTOR

Execution no.'s

651,652,660,664,688,701,702,709,710,711,791,792,793,799,800,825,1239,1240,1327,1334,1335,
1340,1423,1494 of 2020 and 46,47,59,91,92,285,286,1047,1048,701 and 1049 of 2021;
2480,2487,3363 of 2022; 2680 & 250 of 2023.

**7. EXECUTION NO. 702 OF 2020
IN
COMPLAINT NO. 1992 OF 2019**

Reena Doomra

.....DECREE HOLDER

VERSUS

Ferrous Infrastructure Pvt. Ltd.

....JUDGMENT DEBTOR

**8. EXECUTION NO. 709 OF 2020
IN
COMPLAINT NO. 1935 OF 2019**

Sanjay Choudhary

.....DECREE HOLDER

VERSUS

Ferrous Infrastructure Pvt. Ltd.

....JUDGMENT DEBTOR

**9. EXECUTION NO. 710 OF 2020
IN
COMPLAINT NO. 1839 OF 2019**

Manoj Kumar & Rini

.....DECREE HOLDER

VERSUS

Ferrous Infrastructure Pvt. Ltd.

....JUDGMENT DEBTOR

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Execution no.'s
651,652,660,664,688,701,702,709,710,711,791,792,793,799,800,825,1239,1240,1327,1334,1335,
1340,1423,1494 of 2020 and 46,47,59,91,92,285,286,1047,1048,701 and 1049 of 2021;
2480,2487,3363 of 2022; 2680 & 250 of 2023.

**10 EXECUTION NO. 711 OF 2020
IN
COMPLAINT NO. 2064 OF 2019**

Gopal Suneja and Yamini SunejaDECREE HOLDER

VERSUS

Ferrous Infrastructure Pvt. Ltd.JUDGMENT DEBTOR

**11. EXECUTION NO. 791 OF 2020
IN
COMPLAINT NO. 2182 OF 2019**

Mrs Sunila Sharma and Pramod SharmaDECREE HOLDER

VERSUS

Ferrous Infrastructure Pvt. Ltd.JUDGMENT DEBTOR

**12. EXECUTION NO. 792 OF 2020
IN
COMPLAINT NO. 1810 OF 2019**

Vinay VirwaniDECREE HOLDER

VERSUS

Ferrous Infrastructure Pvt. Ltd.JUDGMENT DEBTOR

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Execution no.'s

651,652,660,664,688,701,702,709,710,711,791,792,793,799,800,825,1239,1240,1327,1334,1335,
1340,1423,1494 of 2020 and 46,47,59,91,92,285,286,1047,1048,701 and 1049 of 2021;
2480,2487,3363 of 2022; 2680 & 250 of 2023.

**13. EXECUTION NO. 793 OF 2020
IN
COMPLAINT NO. 1821 OF 2019**

Sushobit Goyal

.....DECREE HOLDER

VERSUS

Ferrous Infrastructure Pvt. Ltd.

....JUDGMENT DEBTOR

**14. EXECUTION NO. 799 OF 2020
IN
COMPLAINT NO. 1910 OF 2019**

Rakesh Kuamr Sinha

.....DECREE HOLDER

VERSUS

Ferrous Infrastructure Pvt. Ltd.

....JUDGMENT DEBTOR

**15. EXECUTION NO. 800 OF 2020
IN
COMPLAINT NO. 1635 OF 2019**

Sumant Kumar

.....DECREE HOLDER

VERSUS

Ferrous Infrastructure Pvt. Ltd.

....JUDGMENT DEBTOR

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Execution no.'s
651,652,660,664,688,701,702,709,710,711,791,792,793,799,800,825,1239,1240,1327,1334,1335,
1340,1423,1494 of 2020 and 46,47,59,91,92,285,286,1047,1048,701 and 1049 of 2021;
2480,2487,3363 of 2022; 2680 & 250 of 2023.

**16. EXECUTION NO. 825 OF 2020
IN
COMPLAINT NO. 762 OF 2018**

Rakesh Kumar

.....DECREE HOLDER

VERSUS

Ferrous Infrastructure Pvt. Ltd.

....JUDGMENT DEBTOR

**17. EXECUTION NO. 1239 OF 2020
IN
COMPLAINT NO. 2099 OF 2019**

Benjamin Maikho

.....DECREE HOLDER

VERSUS

Ferrous Infrastructure Pvt. Ltd.

....JUDGMENT DEBTOR

**18. EXECUTION NO. 1240 OF 2020
IN
COMPLAINT NO. 1965 OF 2019**

Nishi Sharma and Pratyush Sharma

.....DECREE HOLDER

VERSUS

Ferrous Infrastructure Pvt. Ltd.

....JUDGMENT DEBTOR

Execution no.'s
651,652,660,664,688,701,702,709,710,711,791,792,793,799,800,825,1239,1240,1327,1334,1335,
1340,1423,1494 of 2020 and 46,47,59,91,92,285,286,1047,1048,701 and 1049 of 2021;
2480,2487,3363 of 2022; 2680 & 250 of 2023.

**19. EXECUTION NO. 1327 OF 2020
IN
COMPLAINT NO. 1818 OF 2019**

Amit Singh

.....DECREE HOLDER

VERSUS

Ferrous Infrastructure Pvt. Ltd.

....JUDGMENT DEBTOR

**20. EXECUTION NO. 1334 OF 2020
IN
COMPLAINT NO. 2098 OF 2019**

Hemlata Saraswat

.....DECREE HOLDER

VERSUS

Ferrous Infrastructure Pvt. Ltd.

....JUDGMENT DEBTOR

**21. EXECUTION NO. 1335 OF 2020
IN
COMPLAINT NO. 2406 OF 2019**

Rajesh Kumar

.....DECREE HOLDER

VERSUS

Ferrous Infrastructure Pvt. Ltd.

....JUDGMENT DEBTOR



Execution no.'s

651,652,660,664,688,701,702,709,710,711,791,792,793,799,800,825,1239,1240,1327,1334,1335,
1340,1423,1494 of 2020 and 46,47,59,91,92,285,286,1047,1048,701 and 1049 of 2021;
2480,2487,3363 of 2022; 2680 & 250 of 2023.

**22. EXECUTION NO. 1340 OF 2020
IN
COMPLAINT NO. 1041 OF 2019**

Ashish Sharma & Monika Sharma

.....DECREE HOLDER

VERSUS

Ferrous Infrastructure Pvt. Ltd.

....JUDGMENT DEBTOR

**23. EXECUTION NO. 1423 OF 2020
IN
COMPLAINT NO. 476 OF 2018**

Anupam Kapoor

.....DECREE HOLDER

VERSUS

Ferrous Infrastructure Pvt. Ltd.

....JUDGMENT DEBTOR

**24. EXECUTION NO. 1494 OF 2020
IN
COMPLAINT NO. 2321 OF 2019**

Vikas Shrivastava and Rini Shrivastava

.....DECREE HOLDER

VERSUS

Ferrous Infrastructure Pvt. Ltd.

....JUDGMENT DEBTOR

W

Execution no.'s
651,652,660,664,688,701,702,709,710,711,791,792,793,799,800,825,1239,1240,1327,1334,1335,
1340,1423,1494 of 2020 and 46,47,59,91,92,285,286,1047,1048,701 and 1049 of 2021;
2480,2487,3363 of 2022; 2680 & 250 of 2023.

**25. EXECUTION NO. 46 OF 2021
IN
COMPLAINT NO. 1943 OF 2019**

Pooja Mishra

.....DECREE HOLDER

VERSUS

Ferrous Infrastructure Pvt. Ltd.

....JUDGMENT DEBTOR

**26. EXECUTION NO. 47 OF 2021
IN
COMPLAINT NO. 1972 OF 2019**

Shama Anand

.....DECREE HOLDER

VERSUS

Ferrous Infrastructure Pvt. Ltd.

....JUDGMENT DEBTOR

**27. EXECUTION NO. 59 OF 2021
IN
COMPLAINT NO. 2763 OF 2019**

Chandravati Nagar & I. N Nagar

.....DECREE HOLDER

VERSUS

Ferrous Infrastructure Pvt. Ltd.

....JUDGMENT DEBTOR

Execution no.'s
651,652,660,664,688,701,702,709,710,711,791,792,793,799,800,825,1239,1240,1327,1334,1335,
1340,1423,1494 of 2020 and 46,47,59,91,92,285,286,1047,1048,701 and 1049 of 2021;
2480,2487,3363 of 2022; 2680 & 250 of 2023.

**28. EXECUTION NO. 91 OF 2021
IN
COMPLAINT NO. 1546 OF 2019**

Sanjay Kumar Suri And Poonam SuriDECREE HOLDER

VERSUS

Ferrous Infrastructure Pvt. Ltd.JUDGMENT DEBTOR

**29. EXECUTION NO. 92 OF 2021
IN
COMPLAINT NO. 1791 OF 2019**

Ashish Gupta and Sarika GuptaDECREE HOLDER

VERSUS

Ferrous Infrastructure Pvt. Ltd.JUDGMENT DEBTOR

**30. EXECUTION NO. 285 OF 2021
IN
COMPLAINT NO. 673 OF 2010**

Dharmender KukrejaDECREE HOLDER

VERSUS

Ferrous Infrastructure Pvt. Ltd.JUDGMENT DEBTOR

M

Execution no.'s
651,652,660,664,688,701,702,709,710,711,791,792,793,799,800,825,1239,1240,1327,1334,1335,
1340,1423,1494 of 2020 and 46,47,59,91,92,285,286,1047,1048,701 and 1049 of 2021;
2480,2487,3363 of 2022; 2680 & 250 of 2023.

**31. EXECUTION NO. 286 OF 2021
IN
COMPLAINT NO. 681 OF 2020**

Pradheep K Sachdev and MehaDECREE HOLDER

VERSUS

Ferrous Infrastructure Pvt. Ltd.JUDGMENT DEBTOR

**32. EXECUTION NO. 1047 OF 2021
IN
COMPLAINT NO. 855 OF 2020**

Satyajit RayDECREE HOLDER

VERSUS

Ferrous Infrastructure Pvt. Ltd.JUDGMENT DEBTOR

**33. EXECUTION NO. 1048 OF 2021
IN
COMPLAINT NO. 2612 OF 2019**

Vir Varinder SinghDECREE HOLDER

VERSUS

Ferrous Infrastructure Pvt. Ltd.JUDGMENT DEBTOR

Execution no.'s
651,652,660,664,688,701,702,709,710,711,791,792,793,799,800,825,1239,1240,1327,1334,1335,
1340,1423,1494 of 2020 and 46,47,59,91,92,285,286,1047,1048,701 and 1049 of 2021;
2480,2487,3363 of 2022; 2680 & 250 of 2023.

**34. EXECUTION NO. 1049 OF 2021
IN
COMPLAINT NO. 2613 OF 2019**

Vivek Bhatia through SPADECREE HOLDER

VERSUS

Ferrous Infrastructure Pvt. Ltd.JUDGMENT DEBTOR

**35. EXECUTION NO. 2480 OF 2022
IN
COMPLAINT NO. 1237 OF 2020**

Guddi Devi DECREE HOLDER

VERSUS

M/s Ferrous Infrastructure Pvt. Ltd. JUDGMENT DEBTOR

**36. EXECUTION NO. 2487 OF 2022
IN
COMPLAINT NO. 1236 OF 2020**

Rishi Shambarwal DECREE HOLDER

VERSUS

M/s Ferrous Infrastructure Pvt. Ltd. JUDGMENT DEBTOR

Execution no.'s
651,652,660,664,688,701,702,709,710,711,791,792,793,799,800,825,1239,1240,1327,1334,1335,
1340,1423,1494 of 2020 and 46,47,59,91,92,285,286,1047,1048,701 and 1049 of 2021;
2480,2487,3363 of 2022; 2680 & 250 of 2023.

37. EXECUTION NO. 3363 OF 2022

**IN
COMPLAINT NO. 862 OF 2019**

Vishal Wig & Nisha Wig

.... DECREE HOLDER

VERSUS

M/s Ferrous Infrastructure Pvt. Ltd.

.... JUDGMENT DEBTOR

38. EXECUTION NO. 701 OF 2021

**IN
COMPLAINT NO. 2620 OF 2019**

Suman Kar

.... DECREE HOLDER

VERSUS

Ferrous Infrastructure Pvt. Ltd.

.... JUDGMENT DEBTOR

39. EXECUTION NO. 2680 OF 2023

**IN
COMPLAINT NO. 66 OF 2021**

Mitter Sen Malhotra & Sudesh Malhotra

.... Complainants/Decree Holders

VERSUS

Ferrous Infrastructure Pvt Ltd

.... Respondent /Judgment Debtor

W

Execution no.'s

651,652,660,664,688,701,702,709,710,711,791,792,793,799,800,825,1239,1240,1327,1334,1335,
1340,1423,1494 of 2020 and 46,47,59,91,92,285,286,1047,1048,701 and 1049 of 2021;
2480,2487,3363 of 2022; 2680 & 250 of 2023.

**40. EXECUTION NO. 250 OF 2023
IN
COMPLAINT NO. 268 OF 2022**

Parag Kumar Gupta

....Complainants/Decree Holders

VERSUS

Ferrous Infrastructure Pvt Ltd

....Respondent /Judgment Debtor

CORAM:

Parneet Singh Sachdev

Chairman

Nadim Akhtar

Member

Dr. Geeta Rathee Singh

Member

Chander Shekhar

Member

Date of Hearing: 04.12.2025

Hearing : 20th (in execution petition no.'s 651,652, 660,664,701,702,799, of
2020)

18th (in execution petition no.'s

688,709,710,711,791,792,793,800,825, 1340,1423 of 2020)

17th (in execution petition no.'s 1239, 1240, 1327, 1334, 1335 of
2020)

16th (in execution petition no.'s 46, 47 of 2021 and 1494 of 2020)

W

Execution no.'s

651,652,660,664,688,701,702,709,710,711,791,792,793,799,800,825,1239,1240,1327,1334,1335, 1340,1423,1494 of 2020 and 46,47,59,91,92,285,286,1047,1048,701 and 1049 of 2021; 2480,2487,3363 of 2022; 2680 & 250 of 2023.

15th (in execution petition no.'s 59, 91, 92, 274, 285, 286 of 2021)

13th (in execution petition no.'s 1048 & 1049 of 2021)

14th (in execution petition no. 1047 of 2021)

9th (in execution petition no.'s 2480 & 2487 of 2022)

6th (in execution petition no.'s 2680 of 2023)

11th (in execution petition no.'s 250 of 2023)

Present: None for the decree-holder in all the execution-petitions except Execution no. 250/2023.

Mr. S S Chauhan, Counsel for decree holder in Execution no. 250 of 2020 through video conferencing

None for Resolution Professional

ORDER (PARNEET S SACHDEV- CHAIRMAN)

1. The present execution petitions were adjourned for 03.11.2025. However, as per the observations made by the Hon'ble High Court in CWP No. 14937 of 2024 titled M/s Vatika Ltd. versus Union of India and others, in its order dated 24.04.2025, it has been directed that the execution petition be placed before this Hon'ble Authority. Pursuant to the said observations and directions, the present case has been adjourned from the Hon'ble Adjudicating Officer and is now taken up before this Authority for consideration today.

Execution no.'s

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2480,2487,3363 of 2022; 2680 & 250 of 2023.

2. Today, case is fixed for filing reply on behalf of the decree holders to the query raised in last order dated 18.02.2025 in all the captioned execution petitions except Execution petition no. 2680/2024 & 250/2023, to the effect as to how the present execution petitions for the execution of the orders passed by this Authority could proceed further when there is bar under Section 14 of the Insolvency & Bankruptcy Code, 2016 (hereinafter referred as Code, 2016), in view of the order dated 02.02.2023 passed by Hon'ble NCLT, New Delhi.
3. Learned counsel for the judgment debtor company has intimated during previous hearing dated 18.02.2025 that vide order dated 02.02.2023 passed in Company Petition No.IB-20(ND)/2022 titled as *M/s. Leena Batra v/s M/s. Ferrous Infrastructure Pvt. Ltd.*, Hon'ble NCLT at Delhi, had declared moratorium in respect of judgment debtor company and vide order dated 19.09.2023, passed in New IA-4944/2023 in IB-20(ND)/2022 titled as *M/s. Leena Batra v/s M/s. Ferrous Infrastructure Pvt. Ltd.*, had allowed the change of the Resolution Professional, Mr. Narendra Kumar Sharma with Mr. Ashish Singh.
4. In Execution Petition No. 2680 of 2023, the matter had earlier been listed for receiving the replies of the Directors of the judgment-debtor company namely, Mr. Ashish Seth (Director) and Mr. Ravindra Dubey (Director) to

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Execution no.'s

651,652,660,664,688,701,702,709,710,711,791,792,793,799,800,825,1239,1240,1327,1334,1335,
1340,1423,1494 of 2020 and 46,47,59,91,92,285,286,1047,1048,701 and 1049 of 2021;
2480,2487,3363 of 2022; 2680 & 250 of 2023.

the show-cause notices issued pursuant to the detailed order dated 19.11.2024, passed by this Forum under Order XXI Rule 41(2) of the CPC. The said replies were required to be considered before passing any final order in terms of Order XXI Rule 41(3) CPC, in the event the replies were found unsatisfactory or were not filed at all. The Directors had also been given advance notice regarding the proposed initiation of proceedings under Section 63 of the RERA Act, 2016, in case they failed to appear in person. However, vide order dated 18.02.2025, this Authority has kept any adverse action against the defaulting Directors on hold in the present execution petition, in view of the commencement of moratorium proceedings against the judgment-debtor company and its Directors, until further orders.

5. In Execution Petition No. 250 of 2023, the matter was previously scheduled for submission of fresh bank account details by the decree-holder, as per the order dated 19.11.2024. In compliance with this direction, the decree-holder has filed an application dated 23.07.2025, requesting the attachment of a bank account, providing the same bank account details that were submitted earlier. However, these details were previously found to be outside the territorial jurisdiction by the learned Adjudicating Officer. It is pertinent to note here that, in light of the

Execution no.'s

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2480,2487,3363 of 2022; 2680 & 250 of 2023.

moratorium imposed on the respondent company by the Hon'ble NCLT, New Delhi, under its order dated 02.02.2023, this execution petition is currently subject to a legal bar, preventing further proceedings in this matter.

6. Today, learned counsel for the decree holders has agreed that there is a legal bar and the present execution petitions for the execution of the orders passed by this Authority cannot be proceeded further because of the bar. However, he has requested to grant him an opportunity to file afresh, on the culmination of moratorium proceeding, if so permitted by law.
7. Having in mind, the order passed on dated 18.02.2025 by the Adjudicating Officer, the legality of which has not been disputed by or for the decree holders, since the present execution petitions for the execution of the orders passed by this Authority cannot be proceeded with because of the legal bar provided under Section 14 of IBC, 2016, in view of order dated 02.02.2023 of Hon'ble NCLT, New Delhi, the present execution petitions are **disposed off** as cannot be proceeded with further. However, the decree-holders would be at liberty to approach this Forum at appropriate stage in future on culmination of NCLT proceedings, provided it is so permissible as per the law. It may please be noted that for the same issue and reason, approaching the Authority is not permissible as per law.

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Execution no.'s

651,652,660,664,688,701,702,709,710,711,791,792,793,799,800,825,1239,1240,1327,1334,1335,
1340,1423,1494 of 2020 and 46,47,59,91,92,285,286,1047,1048,701 and 1049 of 2021;
2480,2487,3363 of 2022; 2680 & 250 of 2023.

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


.....
CHANDER SHEKHAR
[MEMBER]


.....
DR. GEETA RATHEE SINGH
[MEMBER]


.....
NADIM AKHTAR
[MEMBER]


.....
PARNEET S SACHDEV
[CHAIRMAN]