HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (Suo-Motu) 2804 of 2022

HRERA, Panchkula

...COMPLAINANT

VERSUS

Ansal Properties & Infrastructure Limited

....RESPONDENT

CORAM:	**Parneet S Sachdev**	**Chairman**
	Nadim Akhtar	**Member**
	Chander Shekhar	**Member**

Date of Hearing: 25.02.2026

Hearing: 13th

Present: None.

ORDER (Parneet S Sachdev-Chairman)

When this matter was last considered by the Authority on 03.12.2025, the office was directed to issue a show cause notice to the respondent under Section 7 of the RERD Act.

2. In view of the above orders of the Authority, Show cause notice dated 05.02.2026 was issued to the respondent and the Resolution professional which was delivered to both the promoter and the RP through registered post on 10.02.2026.

3. Now, vide reply dated 10.02.2026, IRP has submitted as under: -

1. The Company was admitted into Corporate Insolvency Resolution Process (CIRP) by order dated 07.01.2026 passed by the Hon ble National Company Law Tribunal,

pursuant to which the undersigned was appointed as the Interim Resolution Professional and further confirmed as the Resolution Professional ("RP") by the NCLT, Delhi Bench vide order 15.05.2025.

2. That at the time of passing of the aforesaid order, the Respondent had already placed before this Hon'ble Authority the position of initiation of the Corporate Insolvency Resolution Process and the legal consequences flowing therefrom, including the applicability of moratorium under the Insolvency Bankruptcy Code, 2016, as the position then stood. The Respondent had, from time to time, brought to the notice of this Authority that during the subsistence of CIRP, actions and proceedings in respect of the corporate debtor stood governed by the IBC, 2016. It is submitted that the RP has had at all times acted in accordance with the prevailing legal position and the orders of the Hon'ble NCLT, and the present clarification is being placed to ensure that the record accurately reflects the correct position.

3. That subsequently, the Hon'ble National Company Law Appellate Tribunal (NCLAT), New Delhi, vide judgment dated 07.01.2026 passed in Company Appeal (AT) (Insolvency) Nos. 500 & 502 of 2025, has been pleased to modify and restrict the scope of the CIRP arising out of the order dated 25.02.2025.
4. That by the said judgment, the Hon'ble NCLAT has confined the operation of the CIRP and the moratorium to specific projects/assets. That the Hon'ble CLAT has held and directed, inter alia, that the CIRP against the Respondent Company shall be confined only to specific projects and assets, namely:
a. Mother City and Mother City Extension projects and Golf Plots at Lucknow,
b. The assets of the CD in the State of Rajasthan and built-up properties at Ajmer, Jodhpur and Jaipur in the State of Rajasthan.

5. Accordingly, as per the order dated 07.01.2026, the present project does not fall within the projects covered under the CIRP restrictions. Accordingly, the regulatory, operational, and statutory compliances pertaining to the said project shall have to be handled by the promoter in the ordinary course. In view of the above, the RP's role is limited strictly to the projects covered under the order dated 07.01.2026, and it is respectfully submitted that further consideration of the issues raised in the notice may kindly be undertaken directly with the promoter. This reply is submitted without prejudice to any rights, remedies, or contentions available to the RP under applicable law.

4. After considering the reply filed by the RP and keeping in view the 30 days mandate of the show cause notice dated 05.02.2026, the Authority grants one last

and final opportunity to the respondent to apply for extension failing which registration granted shall be revoked.

5. Adjourned to 06.05.2026.

Chander Shekhar **Member**	**Nadim Akhtar** **Member**	**Parneet S Sachdev** **Chairman**