HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 2000 of 2022

HRERA, Panchkula ...COMPLAINANT

VERSUS

Ansal Properties & Infrastructure Ltd ....RESPONDENT

CORAM: **Parneet S Sachdev** **Chairman**
Dr. Geeta Rathee Singh **Member**

Date of Hearing: 25.03.2026
Hearing: 15th
Present: None.

ORDER (Parneet S Sachdev-Chairman)

When the matter was taken up by the Authority on 10.09.2025, neither anyone appeared on behalf of respondent nor any reply filed. The Authority was of the view that since penalty of ₹74.26 Lakhs has not yet been deposited by the respondent therefore why interest at the prescribed rate should not be imposed? The Authority observed that the present Suo Motu Complaint has been pending since 2022. The respondent Ansal Properties and Infrastructure Pvt. Ltd was afforded several opportunities uptill 10.09.2025, despite the same it failed to fulfil its obligation to deposit penalty imposed by the Authority for non compliances, which is a clear repeated violation of the provisions of the RERA Act and Rules or Regulations made thereunder. Accordingly, the Authority directed the promoter to

show cause as to why registration granted should not be revoked as per provisions of Section 7 of the RERD Act, 2016.

2. Today also, neither anyone appeared nor any reply has been filed, a number of opportunities have already been granted to Ansal Properties and Infrastructure Pvt. Ltd but the promoter has not fulfilled its obligations under RERA Act. Therefore, the Authority directs the office to issue a formal show cause notice to the respondent under Section 7 of the RERD Act, 2016 and call upon the promoter to furnish the following information within 7 days from the issuance of the notice:

a) The total amount so far collected/realized from the allottees.
b) Allottee-wise schedule of payment received.
c) Amount of work done so far at the site with photographs.
d) Percentage of physical progress achieved with certificate of civil engineer.
e) Land cost of the project and proportionate land cost of a percentage of physical progress with documentary proof.
f) The details of the Bank Accounts where the amount realized from allottees has been deposited/received.
g) The withdrawals from the separate RERA Account where 70% of the amount to be realized from allottees is mandatory to be deposited with documentary proof.
h) The proof of having withdrawn from the separate account after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project duly certified with bank.
i) The details of the balance available in the separate RERA Account and whether it is the remaining amount in the separate RERA Account out of seventy percent of the total amount realized from the allottees after withdrawals as per provisions of section 4(2)(l)(D).
j) Certificate of the Chartered Accountant that amounts collected for this project and the withdrawals have been in compliance with the proportion to the percentage of completion of the project.
k) Wherever there has been deviation/variation from the provisions of section 4(2)(I)(D) and the explanation relating to the same.

l) Copy of documents submitted to Director Town & Country Planning, Haryana in compliance with Rule 24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976.

3. In view of the above orders of the Authority, show cause notice dated 05.02.2026 was issued to the respondent, a copy of which was endorsed to the Resolution professional (delivered on 10.02.2026).

4. Now, vide reply dated 10.02.2026, IRP has informed that: -

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, the Authority grants one last and final opportunity to the respondent promoter to deposit the cumulative penalty of ₹74.26 Lakhs alongwith interest as prescribed under Rule 15 of HRERA Rules, 2017 before the next date of hearing failing which registration granted shall be revoked.

5. A copy of these orders be sent to the promoter through mail and registered post.

6. Adjourned to 03.06.2026.

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Dr. Geeta Rathee Singh
Member

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Parneet S Sachdev
Chairman