



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1672 of 2023

HRERA, Panchkula

....COMPLAINANT

VERSUS

M/s Ansal Properties and Infrastructure Limited

....RESPONDENT

CORAM:

Parneet S Sachdev

Nadim Akhtar

Dr. Geeta Rathee Singh

Chander Shekhar

Chairman

Member

Member

Member

Date of Hearing: 01.07.2026

Hearing: 10th

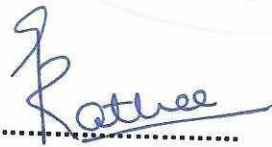
Present: None on behalf of respondent.

Order: Parneet S Sachdev (Chairman)

The matter was taken up by the Authority on 12.11.2025, and after considering the reply and averments made by the counsel, the Authority was of the view that the Authority is not a financial creditor as also observed by the Hon'ble Supreme Court in its various judgments and the imposition of penalty and cost was a direction for statutory compliances as per the RERA Act, 2016 and not a claim. It is the statutory obligation of the RP to comply with RERA Act and rules and regulations framed thereunder. The Authority therefore directs the counsel to deposit the said penalty and cost before the next date of hearing or face statutory consequences as per law.

2. On 04.02.2026, the Authority observed that revocation notice in Suo Motu complaint No. 1984-2022 in respect of the same project registered vide registration no. HRERA-PKL-SNP-201-2020 dated 04.06.2020 valid upto 13.09.2024 has already been issued vide Memo No. HRERA/PKL/2026/7113 dated 05.02.2026. The respondent promoter was directed to submit a reply thereon which shall be considered on the next date of hearing i.e., 22.04.2026.
3. On the last date of hearing, i.e., 22.04.2026, Adv. Surabhi Grover appearing on behalf of the respondent informed that memo of appearance has been filed in the registry of the Authority and requested for a short adjournment to file reply since she has recently been appointed in the present case.
4. Today, neither anyone appeared on behalf of respondents nor any reply filed. The Authority is of the view that adequate opportunities have already been granted to make compliances, the Authority in exercise of its mandate under Section 37 read with Section 34(f) of the RERD Act, 2016 hereby directs the respondent to deposit the penalty of ₹7 lacs and cost of ₹ 1 lac. These orders be complied with by the respondent promoter within a period of 90 days of uploading of this order, failing which legal consequences shall follow. Since validity of registration was upto 13/09/2024, therefore there shall be an absolute ban on the sale till extension is granted to the promoter.
5. **Disposed of.** File be consigned to record room after uploading of these orders.


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman