



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (SUO MOTO) 889 of 2022

HRERA, Panchkula

... COMPLAINANT

VERSUS

Ansal Properties & Infrastructure Ltd

.... RESPONDENT

CORAM: Parneet S Sachdev
Nadim Akhtar
Dr. Geeta Rathee Singh

Chairman
Member
Member

Date of Hearing: 01.04.2026

Hearing No: 10th

Present: None for the respondent

Order: Parneet S Sachdev (Chairman)

1. Present suo-motu complaint was registered against the respondent/promoter of project "Galaxy Court, Panipat", a Residential Plotted Colony being developed on land measuring 12,100.08 sq. mt in Panipat registered vide Registration No. 342 of 2017 dated 27.10.2017 which was valid upto 31.08.2020 for neither applying for extension of registration nor submitting any information/document showing that the project stands completed within

the time period of registration. After granting benefit of covid period the registration stands expired on 28.02.2021.

2. A show cause notice dated 20.05.2022 was issued to the respondent promoter directing to furnish certain information under Section-35 of the RERA Act, 2016.
3. On 30.01.2023, Authority directed the promoter not to sell any unsold inventory or create any third-party rights in the project till extension is granted.
4. On 12.06.2024, Authority imposed a penalty of ₹5 lacs and directed that Managing Director/one of the Directors be personally present on the next date of hearing failing which additional cost will be imposed.
5. On 06.11.2024, a representative of respondent appeared and requested to mark his presence on behalf of the MD/director of the company, however Authority refused to accept the same and cost of ₹ 2 lac for nonappearance of the MD/director was imposed. The Authority further directed that MD/one of the directors be personally present on the next date of hearing. The orders of the Authority dated 06.11.2024 were delivered to the promoter on 27.02.2025 and 25.02.2025 via registered post and mail respectively. Furthermore, the Authority granted last opportunity to the promoter to submit the above said information/documents before the next date of hearing and Managing Director/one of the Directors be personally present on the next date of hearing. The promoter was also directed to show cause as to why their registration should not be revoked under section 7 of RERA Act, 2016 for not complying with the orders of the Authority and not providing the aforesaid information.
6. On 28.05.2025, Ld. Counsel for the respondent informed that IRP has taken over the project in February 2025 and subsequently by RP in April 2025. The counsel argued that when the moratorium is imposed, no penalty can be



imposed on the promoter to which Authority reiterated its stance that filing of QPRs and applying for continuation of registration are statutory obligations of the promoter and that moratorium is on suits, not on statutory obligations. During the hearing, Ld. Counsel also submitted a letter to bring on record Corporate Insolvency Resolution Process. The Authority with regard to the submissions made by the respondent directed the RP and respondent promoter to apply for extension and to deposit the penalty and cost amounting to ₹ 8 lacs atleast one week before the next date of hearing and file written reply to the orders of the Authority dated 05.03.2025.

7. On 08.10.2025 no one appeared on behalf of the respondent nor any reply filed. The Authority granted one last opportunity for compliance to the directions issued vide orders dated 05.03.2025 and the matter was adjourned to 14.01.2026.
8. On 14.01.2026 and today, since adequate opportunity has already been granted to the respondent to comply with the above orders, the Authority in exercise of its mandate under Section 37 read with Section 34 of the RERD Act, 2016 hereby directs the respondent to deposit the penalty of ₹5 lacs and cost of ₹ 3 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.
9. **Disposed of.** File be consigned to record room after uploading of these orders.



.....
Dr. Geeta Rathee Singh
Member



.....
Nadim Akhtar
Member



.....
Parneet S Sachdev
Chairman