HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (SUO MOTU) 1092 of 2021

HRERA, Panchkula ..... **COMPLAINANT(S)**

VERSUS

Ansal Crown Infrabuild Pvt. Ltd. ..... **RESPONDENT(S)**

Coram:	**Nadim Akhtar**	**Member**
	Dr. Geeta Rathee Singh	**Member**
	Chander Shekhar	**Member**

Date of Hearing: 14.10.2026

Hearing No: 18th

Present: Sh. Kunal Godhwani appearing for the RP via video conference

Order: Nadim Akhtar (Member)

1. This suo-motu complaint was registered against the respondent for monitoring the progress in respect of the project namely 'Ansal Crown Heights,' a group housing colony on land measuring 18.05 acres in Sector -80, Faridabad, registered vide Registration No. HRERA-PKL-FBD-28-2018 dated 24.08,2018 valid upto 31.12.2019. The First extension was granted upto 30.06.2021, and the second extension was granted upto 30.09.2022.

2. Further it has come to the knowledge of the Authority that Hon'ble National Company Law Tribunal vide its order dated 21.04.2023 has appointed Sh. Shamsher Bahadur Singh having registration mo. IBBI/IPA-003/0341/2021-2022/13623 and email id shamsher_cs@yahoo.co.in as the Interim Resolution Professional of the respondent company and moratorium has been declared.

3. The office informed that vide e-mail dated 20.11.2025, Sh. Shamsher Singh Bahadur (IRP) informed that Sh. Sunil Kumar Agarwal was appointed as RP on 13.07.2023 for Ansal Crown Infrabuild Pvt. Ltd. He had also provided e-mail Id of Sh. Sunil Kumar Agarwal i.e., aggarwalsk21@yahoo.com

4.On 25.03.2026, Sh. Kunal Godhwani appeared on behalf of the RP and informed that resolution plan is yet to be approved by the Hon'ble NCLT and requested the Authority to grant some time to submit the resolution plan along with status report of the project. Acceding to the request of the Promoter, the Authority directed the RP to submit the resolution plan and status report of the project at least one week before the next date of hearing.

5. Vide reply dated 03.06.2026, Mr. Sunil Kumar Aggarwal (RP) had submitted the status report of the project:

i. The Project consists of 917 residential units, 20 commercial units and 3 Schools.

ii. Insolvency Proceedings commenced against the Promoter vide NCLT order dated 21.04.2023.

iii. NCLAT upheld that CIRP in the matter is project specific i.e., limited to project " Ansal Crown Heights" Sector-80, Faridabad.

iv. Mr. Sunil Kumar Aggarwal was appointed RP by NCLT Delhi vid order dated 13.07.2023.

v. Resolution Plan is presently pending before the NCLT. Approval is awaited.

vi. Following is the phase wise status of the project:

Phase-I: Tower 7,8,9,10, EWS and Commercial which consists of 527 Residential and 20 Commercial unis is completed and possession being handed over. Also,180 allottees have already taken possession.

Phase-II: Tower-1, 2, 3 and 4 (266 units) is incomplete and Planning to commence completion work post NCLT Plan approval.

Phase-III: Tower 5 and Tower 6: 144 units (not allotted): Construction not yet commenced. It will commence as per Resolution Plan timeline post NCLT approval.

vii. Resolution Plan submitted by M/s Nanu Ram Goyal & Co. which is approved by CoC on 02.04.2024 with 98.52% votes.

viii. The resolution applicant proposes to infuse capital of Rs. 20 Cr in three trances to fund construction and discharge of creditors dues. Total estimated cost of the project is 179.85 Cr. Total estimated inflow from balance consideration from allottees and sale of unsold inventory is Rs. 307.73 Crores.

ix. All government approvals have been obtained or being renewed.

6.On the last date of hearing, i.e., 26.08.2026, the Authority observed that the RP had not submitted copy of orders dated 02.07.2026 passed by Hon'ble NCLT, approved Resolution Plan and details of successful resolution applicant including its address, e-mail and contact number. The Authority again directed the RP to submit the above-mentioned documents at least one week before the next date of hearing.

Copy of this order be sent to the email address of Sh. Sunil Kumar Agarwal for necessary compliance.

7. In compliance of above, copy of order dated 26.08.2026 was sent to Sh. Sunil Kumar Agarwal via email on 10.09.2026.

8. Today, Sh. Kunal Godhwani informed that reply had been submitted in the registry on 12.10.2026. The Authority directs the office to examine reply dated 12.10.2026 and put up on the next date of hearing.

9. Adjourned to **09.12.2026**

Chander Shekhar **Member**	**Dr. Geeta Rathee Singh** **Member**	**Nadim Akhtar** **Member**