# HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

**COMPLAINT NO. 3094 of 2022**

HRERA, Panchkula ...COMPLAINANT

VERSUS

Ansal Properties & Infrastructure Limited ....RESPONDENT

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

**Date of Hearing:** 14.10.2026
**Hearing:** 13th
**Present:** Adv. Surabhi Grover, on behalf of respondent.

**Order: Nadim Akhtar (Member)**

This suo-motu complaint was registered against the respondent for neither applying for further extension of registration of the project as required under Section-6 of Real Estate (Regulation & Development) Act, 2016 nor submitting any information/documents showing completion/part completion of the project issued by the competent Authority within time period of registration of the project "Anand Lok" an Affordable Residential Plotted Colony measuring 13.006 acres in Sector-24, Dharuhera, Rewari registered vide Registration No. HRERA-PKL-RWR-74-2018 dated 03.12.2018 and which was valid upto 31.12.2020. The

Authority vide its order dated 26.05.2020 had granted six months general extension from 25.03.2020 to 24.09.2020 to all registered projects due to COVID-19

2. Despite granting the above benefit of extension registration stands expired on 30.06.2021. 2. The Authority in exercise of the powers conferred under Section-35 of the Real Estate (Regulation & Development) Act, 2016, issued a show cause notice dated 23.11.2022 directing to furnish certain information along with documentary evidence in support thereof within 30 days.

3. On 09.01.2023, 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 Rs. 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, cost of Rs. one lac was imposed for non-appearance of the MD/one of the directors. 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.

6. On 05.03.2025, neither anyone appeared on behalf of the respondent nor has any reply been filed. Since, the MD/one of the directors was required to be present today, the Authority decides to impose an additional cost of one lakh and directed the respondent to deposit total penalty and cost amounting to7 lacs in the registry before the next date of hearing i.e. 28.05.2025.

7. On 08.10.2025, neither any one appeared on behalf of the respondent or RP nor any reply has been filed. The Authority, after consideration directed the RP and

the Respondent to comply with the last orders of the Authority before the next date of hearing and adjourned the matter to 14.01.2026.

8. On 14.01.2026, no one appeared on behalf of the RP or promoter nor any reply was filed. The Authority granted one final opportunity to the RP and promoter to deposit the penalty and cost amounting to ₹7 lacs (5 lacs imposed on 12.06.2024, one lac imposed on 06.11.2024 and one lac imposed on 05.03.2025) in the registry of the Authority at least one week before the next date of hearing and file a written reply to the orders of the Authority dated 05.03.2025.

9. On 01.04.2026, upon examination of the official record, it is observed that the respondent had failed to comply with the orders of the Authority. Notwithstanding the provision of reasonable opportunity and sufficient time afforded to the respondent to ensure compliance, orders remain unfulfilled.

10. It has come to the notice of the Authority that Hon'ble NCLAT vide its order dated 07.01.2026, has disposed of appeal nos. 500 of 2025, namely Gagan Tandon and Ors. v. IL & FS Financial Services Ltd. & Ors., with the directions that the CIRP against the Corporate Debtor (CD), Ansal API is confined CD's projects at Lucknow Mother City, Mother City extension at Lucknow, Golf plots at Lucknow and the assets of the CD in the state of Rajasthan and built up properties at Ajmer, Jodhpur and Jaipur in the State of Rajasthan. Further in its order in para no. 96, Hon'ble NCLAT directed that the CIRP need not extend to the projects which are situated in the states of Haryana and Punjab.

11. In view of above and continuous non-compliance, Authority in exercise of the powers conferred under Section 35, read with Section 61 of the Act, directs to issue a Show Cause Notice as to why the registration not of the Project should be

revoked. The office was directed to send show cause notice to directors via registered post as well as by email.

12. A show cause notice dated 05.06.2026 was issued to the promoter which was delivered vide email dated 05.06.2026, and sent via registered post on 05.06.2026 which was delivered on 11.06.2026.

13. On 15.07.2026, Adv. Surabhi Grover appearing on behalf of respondent submitted her vakalatnama in the registry of the Authority and requested for one last opportunity to make compliances. Accepting her request, the Authority granted one last opportunity to the counsel to submit reply alongwith the series of events in the present matter as to when the insolvency proceedings started, when it ended and the timelines for depositing the penalty.

14. On 26.08.2026, Adv. Surbhi Grover appeared and insisted for another short opportunity to make compliances however, since ample opportunities have already been granted therefore the Authority decides to grant one last and final opportunity to submit reply along with the series of events in the present matter as to when the insolvency proceedings started, when did it end and the timelines for depositing the penalty, failing which the recovery proceedings as per law shall be initiated.

15. Today also Adv. Surbhi Grover has appeared on behalf of respondent and informed that compliances have not been made. The Authority is of the view that adequate opportunities have already been granted to make compliances, therefore, the Authority decides to revoke the said registration granted to the respondent. The registration granted to the respondent be transferred to the list of defaulter/cancelled projects. Further, since adequate opportunities have already been granted to the respondent to deposit the penalty, 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 earlier imposed penalty and cost amounting to ₹7 lacs (5 lacs imposed on 12.06.2024, one lac imposed on 06.11.2024 and one lac imposed on 05.03.2025) along with interest as per HRERA Rules, 2017. 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 the registration in this case has been revoked therefore, the promoter shall not advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be. A letter in this regard be also sent to DC Rewari.

16. **Disposed of.** File be consigned to record room after uploading of these orders.

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| Chander Shekhar<br>Member | Dr. Geeta Rathee Singh<br>Member | Nadim Akhtar<br>Member |