# HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

**COMPLAINT NO. 1752 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:** 14th
**Present:** Adv. Surabhi Grover, on behalf of respondent.

**Order: Nadim Akhtar (Member)**

This Suo-motu complaint was registered against the respondent for not uploading quarterly progress reports of project namely "Anand Lok" registered vide Registration No. HRERA-PKL-RWR-74-2018 dated 03.12.2018 valid upto 31.12.2020. A show cause notice dated 27.07.2022 was issued to the promoter for filing online QPRs upto 2nd quarter of the year 2022 within a period of 30 days failing which penal action shall be initiated.

2. On 16.01.2023, last opportunity was granted for filing QPRs failing which penalty of 1,000/- per day shall be imposed.

3. On 03.04.2023, the Authority imposed penalty of ₹1000/- per day from 07.08.2023 till the Quarterly Progress Reports are uploaded online.

4. On 08.01.2025, the cumulative penalty worked out to ₹13,74,000/-. Further, the penalty of ₹5,000/- per day imposed on 10.07.2024 was enhanced to ₹10,000/- per day. The orders dated 08.01.2025 were delivered to the promoter on 27.02.2025 and 25.02.2025 via registered post and e-mail respectively.

5. On 05.03.2025, neither anyone appeared nor was any reply filed on behalf of the respondent. Since the promoter failed to file QPRs upto 2nd quarter of the year 2022, the cumulative penalty worked out to ₹19,34,000 and on 05.03.2025, Authority enhanced per day penalty to 25,000/-.

6. On 28.05.2025, since the promoter failed to file online QPRs upto 2nd quarter of the year 2022, the penalty of ₹25,000/- per day will continue till QPRs are uploaded online. The respondent promoter & RP should deposit the penalty amount of ₹40,34,000/- in the registry of the Authority and file online QPRs.

7. On 29.10.2025, Adv. Sheena Dahiya appeared on behalf of the RP Sh. Navneet Kumar Gupta and sought some more time to comply with the orders of the Authority. The request was accepted.

8. On 28.01.2026, no one appeared on behalf of the respondent. After consideration, the Authority directed the respondent to comply with the orders dated 28.05.2025. The orders should be sent on the present address submitted by the promoter as well as Resolution Professional and also sent through email. The same was sent through mail to IRP on 06.04.2026; and through registered post on 12.02.2026 which was delivered on 17.02.2026.

9. On 08.04.2026, upon examination of the official record, it was observed that the respondent has failed to comply with the orders of the Authority despite reasonable opportunity and sufficient time been 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 to 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 of the orders of the Authority, and in exercise of the powers conferred under Section 35, read with Section 61 of the Act, Authority directed to issue a Show Cause Notice under Section 7(1) as to why the registration of the Project should not be revoked? Relevant provision of Section 7(1) is reproduced below for ready reference:

> *"7. (1) The Authority may, on receipt of a complaint or suo motu in this behalf or on the recommendation of the competent authority, revoke the registration granted under section 5, after being satisfied that*
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> *(a) the promoter makes default in doing anything required by or under this Act or the rules or the regulations made thereunder;*
> *(b) the promoter violates any of the terms or conditions of the approval given by the competent authority;*
> *(c) the promoter is involved in any kind of unfair practice or irregularities.*
> *Explanation.-For the purposes of this clause, the term "unfair practice means" a practice which, for the purpose of promoting*

*the sale or development of any real estate project adopts any unfair method or unfair or deceptive practice including any of the following practices, namely:-*

*(A) the practice of making any statement, whether in writing or by visible representation which,-*

*(i) falsely represents that the services are of a particular standard or grade;*

*(ii) represents that the promoter has approval or affiliation which such promoter does not have;*

*(iii) makes a false or misleading representation concerning the services;*

*(B) the promoter permits the publication of any advertisement or prospectus whether in any newspaper or otherwise of services that are not intended to be offered;*

*(d) the promoter indulges in any fraudulent practices."*

The office was directed to send show cause notice at the address provided to the Authority at the time of grant of registration as well as directors via registered post and 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. No reply has been received from the promoter.

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 the last date of hearing i.e. 26.08.2026 also, 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 Authority observed promoter has still failed to upload QPR's till date so penalty amounts to ₹1,66,34,000/- till today.

16. 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 of ₹1,66,34,000/- 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.

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

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