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: 26.08.2026

Hearing No: 17th

Present: Adv. Ankur Anand 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. On 09.04.2025, an opportunity was granted to the IRP/respondent to file reply failing which penal proceedings will be initiated as per the Real Estate (Regulation & Development) Act, 2016 (hereinafter referred as RERD Act, 2016). The Authority directed the IRP to show cause as to why penalty under Section 63 of the RERD Act, 2016 may not be imposed. The concerned IRP was also directed to file a reply relating to the status of the project and the NCLT proceedings.

4. On 29.10.2025, no one appeared on behalf of the respondent, nor any reply filed. The Authority granted one final opportunity to the respondent promoter/IRP to comply with the directions contained in the orders dated 09.04.2025. The office was further directed to send a copy of this order to the IRP through registered post as well as by e-mail for necessary compliance.

5. In compliance of the aforesaid, copy of order dated 28.10.2025 was sent through e-mail on 20.11.2025 and delivered via registered post on 22.11.2025.

6. 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 also provided e-mail Id of Sh. Sunil Kumar Agarwal i.e., aggarwalsk21@yahoo.com

7. On 28.01.2026, the Authority decides that copy of show cause notice dated 13.10.2021 and this order be sent to the email address of Sh. Sunil Kumar Agarwal for necessary compliance.

8. 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.

9. Vide reply dated 03.06.2026, Mr. Sunil Kumar Aggarwal (RP) has 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.

10. Today, Sh. Kunal Godhwani informed the Authority that Resolution Plan has been approved by Hon'ble NCLT on 02.07.2026 and the Promoter Company has been taken over by M/s Nanu Ram Goyal & Co. (NRG & Company). The Authority directs the RP to submit copy of orders dated 02.07.2026 passed by Hon'ble NCLT and a copy of approved Resolution Plan. Sh. Sunil Kumar Agarwal, RP, is also directed to submit details of successful resolution applicant including its address, e-mail and contact number.

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

11. In compliance of the above, copy of orders dated 15.07.2026 were sent to the RP via email on 25.08.2026.

12. The Authority observes that the RP has 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 directs 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.

13. **Adjourned to 14.10.2026**

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