HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 3094 of 2022

HRERA, Panchkula

.... COMPLAINANT

VERSUS

Ansal Properties & Infrastructure Ltd.

.... RESPONDENT

CORAM: **Nadim Akhtar** **Member**

Dr. Geeta Rathee Singh **Member**

Chander Shekhar **Member**

Date of Hearing: 26.08.2026

Hearing: 12th

Present: Adv. Surbhi Grover on behalf of the promoter

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 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. Despite granting the above benefit of extension registration stands expired on 30.06.2021.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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 of the Project should not be revoked. The office was directed to send show cause notice to directors via registered post as well as by email.

7. 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.

8. On the last date of hearing i.e., 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.

9. Today 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.

10. Adjourned to **14.10.2026.**

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