



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1817 OF 2023

Sunita Ahuja

....COMPLAINANT

Versus

1.Ansal Properties and Infrastructure Ltd

2.Jhandewalan Awas Limited

...RESPONDENTS

CORAM: Dr. Geeta Rathee Singh
Chander Shekhar

Member
Member

Date of Hearing: 11.03.2025

Hearing: 7th

Present: - Adv. CS Anand Verma, Learned counsel for the complainant through VC.

Adv. Sunny Tyagi, Learned counsel for the respondent no. 01 through VC.

Adv. Chetan Yadav, Learned counsel for the respondent no. 02 through VC.

ORDER

1. Authority vide its order dated 20.08.2024 had directed respondent no. 1 and 2 as follows:-

*“After hearing both parties, Authority observes that since all the complainants are seeking relief of possession, it will be appropriate to grant one last opportunity to **respondent no. 1** with following direction:-*

Geeta Rathee

- i. To file affidavit alongwith detailed latest progress report of construction of all the units in question in tabular manner.
- ii. To place on record layout plan marking parking area, amenities and services to be provided to allottees in the project as per terms of builder buyer agreement.

*Above stated documents be filed in registry within four weeks with advance copy supplied to complainants. Further, Authority directs **respondent no. 2** to clarify how they are not the agents for the promoter, since they were part of builder buyer agreement executed between parties."*

2. Also, vide its last order dated 14.01.2025 Authority had issued following directions to respondent no. 01:-

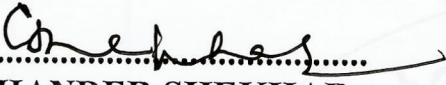
"Respondent no. 1 is directed to submit copy of application filed before competent Authority for grant of occupation certificate. Further, on perusal of file it is revealed that Sh. Sunny Tyagi has not placed on record his vakalatnama. So, he is directed to file his vakalatnama alongwith said documents.

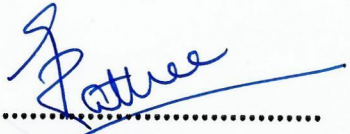
3. However, as per office record, respondent no. 01 and 02 have not filed the said documents till date in compliance of previous order dated 20.08.2024 and also respondent no. 01 has not filed the said documents till date in compliance of last order dated 14.01.2025.
4. Today, Ld. counsel for respondent no. 01 apprised the Authority that the respondent company 'M/s Ansal Properties and Infrastructure Ltd' is under CIRP proceedings vide order dated 25.02.2025 passed by Hon'ble NCLT, New Delhi and now, moratorium as per Section 14 of IBC has come into effect.
5. In the view of fact that the insolvency proceedings are pending before Hon'ble NCLT, New Delhi, Authority directs ld. counsel for respondents to file copy of order

Rathore

dated 25.02.2025 before the next date of hearing for the information of Authority with advance copy supplied to complainant.

6. Case is adjourned to 22.07.2025.


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CHANDER SHEKHAR
[MEMBER]


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Dr. GEETA RATHEE SINGH
[MEMBER]

