



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 324 OF 2021

Bharat Bhushan Ailawadi

....COMPLAINANT(S)

Versus

Ansal Properties And Infrastructure Ltd.

....RESPONDENT(S)

2. COMPLAINT NO. 569 OF 2022

Dinesh Aneja

....COMPLAINANT(S)

VERSUS

M/s Ansal Properties and Infrastructure Ltd.

....RESPONDENT(S)

3. COMPLAINT NO. 954 OF 2019

Renu Bala

....COMPLAINANT(S)

Versus

M/s Ansal Properties and Infrastructure Pvt. Ltd.

.....RESPONDENT (S)

4. COMPLAINT NO. 1403 OF 2019

Satish Kumar Jain

.... COMPLAINANT(S)

VERSUS

Ansal Properties & Infrastructure Ltd.

....RESPONDENT(S)

CORAM: Dr. Geeta Rathee Singh
Nadim Akhtar

Member
Member

Date of Hearing: 11.04.2023

Hearing: 9th (in complaint no. 324/2021)
5th (in complaint no. 569/2022)
12th (in complaint no. 954/2019)
13th (in complaint no. 1403/2019)

Present: - Sh. Bharat Bhushan Ailawadi, complainant
(in complaint no. 324/2021)

Sh. Neeraj Goel, learned counsel for complainant
through video call (in complaint no. 569/2022)

Sh. Ankit Grewal, proxy counsel for complainant
through video call (in complaint no. 954/2019)

None for the complainant (in complaint no. 1403/2019)

Sh. Aditya, proxy counsel for the respondent through video call
in all the captioned complaints

ORDER (NADIM AKHTAR- MEMBER)

1. Captioned complaints were adjourned on the request of learned counsel for respondent as he had stated that Insolvency Resolution Professional has sought clarification by moving an interim application before Hon'ble National Company Law Appellate Tribunal, New Delhi, which was listed on 28.03.2023.



2. Today, Sh. Aditya, proxy counsel for respondent has apprised the Authority that above said application which was listed before Hon'ble National Company Law Appellate Tribunal, New Delhi on 28.03.2023 was adjourned to 09.05.2023. He further stated that respondent – promoter has no charge over the company assets as all assets are still with Insolvency Resolution Professional. Therefore, respondent cannot proceed with the captioned complaints.
3. On the other hand, learned counsel for all the complainants have argued that respondent is getting the conveyance deed executed with allottees who had paid the total sale consideration. Meaning thereby, there is no stay from Hon'ble National Company Law Appellate Tribunal, New Delhi till date upon respondent. Therefore, respondent be directed to get the conveyance deed executed in complaint no. 569/2022 and 324 of 2021 as both the complaints have paid full consideration to the respondent. Further in another two complaints bearing no. 954/2019 and 1403/2019, complainants have prayed for relief of refund.
4. Sh. Aditya proxy counsel for respondent sought time to seek instruction from his client with regard to the contention raised by complainants that whether or not the respondent is getting the sale deed executed.



5. Cases are adjourned to **04.07.2023** with a direction to respondent to clarify that how the sale deed could be executed when the assets of the respondent is held with Insolvency Resolution Professional.



.....
DR. GEETA RATHEE SINGH
[MEMBER]



.....
NADIM AKHTAR
[MEMBER]

