



**IN THE HIGH COURT OF PUNJAB AND HARYANA
AT CHANDIGARH**

144

CWP-15933-2026

Date of Decision: 21.05.2026

SARE GURUGRAM PRIVATE LIMITED

...Petitioner

Versus

UNION OF INDIA AND ORS

...Respondents

**CORAM: HON'BLE MR. JUSTICE SUVIR SEHGAL
HON'BLE MR. JUSTICE VIKAS SURI**

Present: Mr. Anand Chhibbar, Senior Advocate with
Ms. Swati Vashisth, Advocate,
Mr. Utkarsh Khatana, Advocate,
Mr. Mohit Kishore, Advocate,
Ms. Shiskha Mohini, Advocate and
Mr. Amritam Anand, Advocate, for the petitioner.

Mr. Sushant Kareer, Senior Standing Counsel,
for respondent No.1 (through V.C.).

SUVIR SEHGAL, J. (ORAL)

1. This petition has been filed *inter alia* seeking the following reliefs:-

“(a) Issue a writ of mandamus or any other appropriate writ, order or direction directing Ld. HREAT/Respondent No. 3 to take up, hear and decide the following appeals { Appeal No. 07-MT-2024 arising out of Project ID RERA-GRG-PROJ-1237-2022; Appeal No. 06-MT-2024 arising out of Project ID RERA-GRG-PROJ-1240-2022; and Appeal No. -08-MT-2024 arising out of Project ID RERA-GRG-PROJ-1337-2023; within a period of 4 (Four) weeks, or within such other period as this Hon'ble Court may deem fit.

(b) Issue a writ in the nature of certiorari or any other appropriate writ, order or direction declaring/directing that the Administrative Order dated 30.09.2025 (ANNEXURE P-12 @ Pg No. 259-264) shall not be applied to the Petitioner merely on the basis of any alleged historical association with RPDPL or its group entities, in view of the NCLT Approval Order dated 24.04.2023, change in management/control, and statutory protection available under Section 32A of the IBC;”

2. At the outset, learned senior counsel for the petitioner seeks and



is granted permission to withdraw the writ petition insofar prayer (b) is concerned, with liberty to file a fresh writ petition, if so advised.

3. Dismissed as withdrawn to the limited extent as requested by learned senior counsel, with liberty as aforesaid.
4. Insofar as prayer (a) is concerned, learned senior counsel submits that three appeals mentioned therein are pending before the Haryana Real Estate Appellate Tribunal (HREAT) for the last more than two years. He has taken the Court through the various interim orders appended at Annexure P-11 to submit that the matters are ripe for arguments and are now listed for hearing on 01.06.2026. He submits that in case the appeals are not decided, petitioner’s interest is likely to be adversely affected.
5. This Court finds substance in the prayer made by learned senior counsel. Accordingly, writ petition is disposed of with a request to the HREAT to decide the appeals as expeditiously as possible.
6. Copy of this order be communicated to the HREAT.

(SUVIR SEHGAL)
JUDGE

(VIKAS SURI)
JUDGE

May 21, 2026
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Whether speaking/reasoned	Yes/No
Whether reportable	Yes/No