



U.P. Real Estate Regulatory Authority

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UP RERA Issues Advisory as 129 Projects Move to NCLT

- Authority Alerts Homebuyers to File Claims with IRPs; RERA Jurisdiction Suspended During Moratorium

Lucknow/GautamBuddh Nagar

Date: 03-12-2025

The Uttar Pradesh Real Estate Regulatory Authority (UP RERA) has issued a public advisory after 14 real estate companies covering 129 projects were admitted into the Corporate Insolvency Resolution Process (CIRP) before the National Company Law Tribunal (NCLT) between January 2024 and the present date. With the initiation of insolvency proceedings, these projects now fall under the exclusive jurisdiction of the NCLT, prompting UP RERA to notify homebuyers to file their claims only through the respective Insolvency Resolution Professionals (IRPs) appointed for each project.

RERA Jurisdiction Suspended Under Moratorium

UP RERA clarified that once a project is admitted into CIRP, a moratorium under Section 14 of the Insolvency and Bankruptcy Code (IBC) becomes applicable. This moratorium suspends all legal, regulatory, and recovery proceedings, due to which RERA cannot take up or continue complaints, enforcement orders, or hearings related to these projects until the moratorium is lifted. The authority stated that allottees' rights and grievances must now be placed before the concerned IRP in accordance with IBC procedures.



Homebuyers Directed to File Claims with IRPs

The authority has urged all affected homebuyers to immediately submit their claims with the respective IRPs through the prescribed claim forms made available under IBBI and NCLT guidelines. These forms, such as Form CA or other applicable formats, must be filled accurately to ensure proper recognition of claims in the insolvency resolution process. UP RERA advised buyers to remain in regular communication with IRPs for updates on progress, meetings of the Committee of Creditors (CoC), and further directions issued during CIRP.

List of Companies Under CIRP and Their IRPs

Fourteen major real estate companies have come under NCLT proceedings since January 2024. These include

- Ajnara Realtech Limited with five projects under IRP Amarpal (amarpal@icai.org);
- Supertech Township Project Limited with four projects under IRP Umesh Singhal (SinghalUK@hotmail.com);
- Kindle Infra Heights Private Limited with one project under IRP Hemant Sethi (hemantmlsethi60@gmail.com);
- BCC Infrastructures Private Limited with three projects under IRP Harish Taneja (harishtaneja78@gmail.com);
- Morpheus Pro Developers Private Limited with one project under IRP Shailendra Singh (Shailendralaw@gmail.com);
- Mist Direct Sales Private Limited with three projects under IRP Narendra Sharma (nksharma.fcs@gmail.com); and
- Rudra Buildwell Constructions Private Limited with one project under IRP Mohit Goyal (CAMohitgoyal@gmail.com).
- Other companies include ATS Heights Private Limited with one project under IRP Gaurav Katiyar (CAGauravkatiyar@gmail.com);
- Nobility Estates Private Limited with two projects under IRP Hitesh Goel (iphiteshgoel@gmail.com);
- Vardhaman Infradevelopers Private Limited with one project under IRP Sanjeet Sharma (Sansharma1975@gmail.com);
- Nikhil Homes Associates with one project under IRP Pramod Sharma (pksharmafcs@gmail.com);
- Mahagun India Private Limited with five projects under IRP Manoj Aggarwal (manojagrawal20@gmail.com); and
- Supertech Realtors Private Limited with four projects under IRP Anju Aggarwal (anju@insolvencyservices.in).



- Among all, Ansal Properties and Infrastructure Limited stands out with 97 projects now under CIRP, supervised by IRP Navneet Gupta (navneet@minervaresolutions.com).

UP RERA has appealed to allottees of these 129 affected projects which can be seen on UP RERA web portal (up-rera.in) itself to act promptly and ensure their claims are formally registered with the IRPs, as this is essential for safeguarding their financial interests during the insolvency resolution process. The authority reiterated that RERA cannot intervene until the completion of the moratorium and has advised homebuyers to rely solely on official communication from IRPs and NCLT for further proceedings in their respective projects.
