

IN THE NATIONAL COMPANY LAW TRIBUNAL, NEW DELHI
COURT-V
(Division Bench)

Item No.-103

IB-657/ND/2021
New Intervention Petition-11/2026, New IA/1282/2026,
New IA/1284/2026

IN THE MATTER OF:

Manish Aneja & Ors.

....Applicant

Vs.

Revital Reality Pvt. Ltd.

.....Respondent

SECTION

U/s 7 IBC

Order delivered on 27.03.2026

CORAM:

SHRI MAHENDRA KHANDELWAL,
HON'BLE MEMBER (JUDICIAL)

Ms. ANU JAGMOHAN SINGH,
HON'BLE MEMBER (TECHNICAL)

HYBRID HEARING (PHYSICAL & VC)

PRESENT:

For the Applicant : Mr. Gopal Jain, Sr. Adv., Mr. Abhishek Anand, Mr. Manmeet Singh, Mr. Anugrah Robin Fry, Mr. Yashvardhan Bandi, Ms. Saru Sharma, Advs. in New Intervention Petition-11/2026 in IA/118/2026

For the Respondent : Mr. Mudit Sharma, Ms. Nandini Sharma, Mr. Ritesh Dhyani, Advs. for R-1 in New Intervention Petition-11/2026

For the RP : Mr. Rishabh Jain, Adv. a/w Mr. Gaurav Katiyar, RP in person

ORDER

New Intervention Petition-11/2026:-

This is an application filed under Section 60 (5) of the IBC, 2016 seeking impleadment of Applicant in IA/118/2026. Heard the submissions made by Ld. Sr. Counsel, Mr. Gopal Jain and Ld. Counsel, Mr. Abhishek Anand on behalf of Applicant. It is found that IA/118/2026 was considered

on 19.01.2026 and as recorded in the order dated 19.01.2026, Ld. Sr. Counsel, Mr. Gopal Jain and Ld. Counsel, Mr. Abhishek Anand had appeared on behalf of present Applicant and stated that the allegation against the RP is in respect of re-execution or registration of deed in favour of the present Applicant, however, they have not been made a party to the Applicant. However, on that date, Ld. Counsel on behalf of Applicant of IA/118/2026 submitted that they are not a necessary party and the relief is sought only against the RP. Be that it may be.

We have also perused the relief sought in IA/118/2026. Ld. Counsel on behalf of R-1 and R-2 is present on the basis of advance service and accepts notice for filing reply to this application. Let Applicant of IA/118/2026 (who is Respondent No. 1 of the present IA) be filed their reply to this IA. Reply be filed within a period of one week from today to this IA. On the next date of hearing, the present IA i.e. New Intervention Petition-11/2026 as well as IA/118/2026 shall be considered simultaneously. In view of this, list this application on **07.05.2026**.

New IA/1282/2026:-

This is an application filed by the Resolution Professional in terms of Regulation 13 (1C) (ii) of the IBBI (CIRP) Regulations, 2016 seeking condonation of delay of 65 claimants in filing their claim before the RP. Heard the submissions made by Ld. Counsel on behalf of Applicant. Ld. Counsel submitted that presently, the CoC is considering the Resolution Plan, however, the voting on the Resolution Plan has not started yet and in between, the RP has received claims from 65 homebuyers which were submitted beyond the stipulated period of 90 days. The RP, however,

considered their claims in terms of provisions contained in Regulation 13 (1B) of the IBBI (IRP for CP) Regulations, 2016 and found that the claims can be accepted and thereafter, the matter was placed before the CoC and the CoC in its 21st meeting held on 02.03.2026 has approved the condonation of delay and has approved the filing of application before this Adjudicating Authority.

We have considered the submissions made by Ld. Counsel and has also perused the content of the IA. Delay in filing the claim ranges from 1 to 90 days and the claimants are homebuyers. The RP has already examined those claims and the CoC has also considered the condonation of delay. In view of this, the delay in submitting the claim by all 65 homebuyers is condoned.

RP may take further action as per the law. With these observations, the present IA is **disposed of**.

New IA/1284/2026:-

This is an application filed in terms of Regulation 28 of the IBBI (CIRP) Regulations, 2016 for intimating the assignment of secured financial debt of one of the creditor in favour of the another one.

Heard the submissions made by Ld. Counsel on behalf of Applicant. The present application has been filed by the RP. Ld. Counsel submitted that during the pendency of the CIRP proceeding, one of the creditor has assigned their debt to another one and therefore, a necessity has arisen to intimate to this Adjudicating Authority about the same. The intimation to this Adjudicating Authority in respect of assignment as filed in terms of

Regulation 28 (2) of the IBBI (CIRP) Regulations, 2016 is taken on record subject to just exceptions.

Consequential changes in the name of the creditor has also been filed. The same is also taken into account. With these observations, the present IA is **disposed of.**

Sd/-
(ANU JAGMOHAN SINGH)
MEMBER (T)

Sd/-
(MAHENDRA KHANDELWAL)
MEMBER (J)