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# Supreme Court Clears Ansal Properties Insolvency; Homebuyers Pursue Remedies

Supreme Court Clears Ansal Properties Insolvency Process, Homebuyers Can Pursue Claims

The Supreme Court of India issued its order on April 16, 2026, disposing of Civil Appeals No(s). 807-808/2026 and connected matters filed by IL&FS Financial Services Limited against Pranav Ansal and others regarding Ansal Properties & Infrastructure Ltd (APIL). The National Company Law Appellate Tribunal's (NCLAT) order was dated January 7, 2026.

While the court decided not to interfere with the NCLAT's order, it has kept certain questions of law open for future consideration. This development clears the path for the Corporate Insolvency Resolution Process (CIRP) concerning Ansal Properties & Infrastructure Ltd (APIL) to proceed expeditiously. Crucially, the court has permitted homebuyers to pursue appropriate legal remedies before the relevant forums.

## Significance of the Ruling

This Supreme Court decision brings a degree of finality to a significant legal challenge against the insolvency proceedings of Ansal Properties & Infrastructure Ltd (APIL). It means the CIRP, which aims to resolve the company's financial distress, will now move forward more rapidly, potentially benefiting creditors and homebuyers. However, the fact that specific questions of law have been left open suggests potential for future legal arguments or interpretations, while empowering homebuyers to seek their own recourse.

## Background on the Insolvency Case

Ansal Properties & Infrastructure Ltd (APIL), a real estate developer founded in 1967, has been involved in a complex insolvency process initiated by IL&FS Financial Services (IFIN). IFIN filed a Section 7 application under the Insolvency and Bankruptcy Code (IBC) after APIL defaulted on loans amounting to ₹257.43 crore, primarily related to projects like Sushant Golf City in Lucknow.

The National Company Law Tribunal (NCLT) admitted APIL into CIRP on February 25, 2025. On January 7, 2026, the NCLAT upheld the CIRP admission but confined it to specific projects and assets in Lucknow and Rajasthan, not the entire company, citing the complexity of real estate insolvencies. Homebuyers and other stakeholders had voiced concerns and filed appeals, highlighting the potential impact of a company-wide insolvency on viable projects.

## What This Means for Stakeholders

- The CIRP for Ansal Properties & Infrastructure Ltd's projects is expected to proceed with greater speed.
- The erstwhile promoters have committed to full cooperation in the CIRP proceedings.
- Homebuyers now have a clearer path to pursue legal avenues to protect their interests or seek remedies.
- Certain complex legal questions remain open, which could be a point of reference in future proceedings.

## Potential Risks and Challenges

- **Open Legal Questions:** The Supreme Court leaving specific questions of law open could lead to further litigation or interpretation challenges.
- **Homebuyer Actions:** Empowered homebuyers may actively pursue their claims, potentially adding complexity to the resolution process.
- **ED Asset Attachment:** The Enforcement Directorate's attachment of assets worth ₹598 crore in a money laundering probe against APIL for land acquisition irregularities remains a significant concern.

## Market Context: Indian Real Estate Sector

Ansal Properties & Infrastructure Ltd (APIL) operates in the highly competitive Indian real estate sector, facing competition from established players like DLF Ltd, Godrej Properties, Macrotech Developers (Lodha Group), and Oberoi Realty. Many developers in the sector navigate complex financial landscapes, and APIL's ongoing CIRP highlights the challenges faced by companies with financial distress, impacting buyer confidence and project delivery timelines across the industry.

## What to Watch For

- Expedited progress in the Corporate Insolvency Resolution Process (CIRP) for APIL.
- Any specific resolutions or plans put forth for the affected projects.
- Actions taken by homebuyers and other stakeholders to pursue their legal remedies.
- Developments regarding the 'questions of law' that the Supreme Court has left open.
- Further updates on the Enforcement Directorate's (ED) money laundering investigation and asset attachment.