

GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS

**RAJYA SABHA**  
**UNSTARRED QUESTION NO. 3581**  
ANSWERED ON TUESDAY, THE 24TH MARCH 2026/  
[CHAITRA 3, 1948 (SAKA)]

**REGISTRATION OF FLATS UNDER IBC**

**QUESTION**

3581. **DR. LAXMIKANT BAJPAYEE**

Will the Minister of CORPORATE AFFAIRS  
be pleased to state:

कॉरपोरेट कार्य मंत्री

- (a) whether National Company Law Tribunal (NCLT) / National Company Law Appellate Tribunal (NCLAT) have given certain orders regarding registration of flats under the Insolvency and Bankruptcy Code (IBC), in cases wherein flats have been completed and flat buyers are under possession of flats on payment of all the dues, to ensure that homebuyers receive valid ownership titles, even if the developer is under insolvency and has not paid dues of the authorities; and
- (b) if so, the details of residential projects with number of cases in which NCLT/NCLAT have given orders for the registration of flats wherein the developer is under insolvency and not paid dues of the Authorities?

**ANSWER**

**MINISTER OF STATE IN THE MINISTRY OF CORPORATE AFFAIRS; AND  
MINISTER OF STATE IN THE MINISTRY OF ROAD TRANSPORT AND  
HIGHWAYS**

**(HARSH MALHOTRA)**

- (a) As per information provided by National Company Law Tribunal (NCLT), in a few cases, orders have been given for registration of flats in the facts and circumstances of those particular cases in accordance with the Code, rules and regulations thereto, upholding the lawful and subsisting right of the allottees. NCLAT has directed Resolution Professional to execute the sale deed after collecting dues and cost, if any remaining unpaid, in one case.
- (b) No such information is maintained in the Tribunals.

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