



HARERA
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HARYANA REAL ESTATE REGULATORY AUTHORITY
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हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. डब्ल्यू. डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

PROCEEDINGS OF THE DAY		62
Day and Date	Thursday and 11.09.2025	
Complaint No.	CR/47/2024 Case titled as Archna Tripathi Mishra VS Raheja Developers Limited	
Complainant	Archna Tripathi Mishra	
Represented through	None	
Respondent	Raheja Developers Limited	
Respondent Represented	Ms. Sanjana proxy counsel	
Last date of hearing	17.07.2025	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings The present complaint has been received on 31.01.2024 and registered as complaint no. 47 of 2024 and reply has not been received till date. The present complaint has been received on 31.05.2024 and the reply has not filed till today. The Authority observes that the matter for clarification of fact whether the moratorium applies to only one project, or all of the projects of the promoter was listed before the NCLAT on 25.08.2025. Hon'ble NCLAT vide order dated 25.08.2025 in <i>Company Appeal (AT) (Insolvency) No. 2168 of 2024 titled as Navin M. Raheja Vs. Vipul Jain and Ors.</i> has passed the following order: <i>18. Learned counsel for the applicant submits that I.A. No. 756/2025 has been filed with respect to Section 7 application filed with regard to Raheja Revanta which application is not heard by the adjudicating authority, although application with regard to other different projects of the corporate debtor are being heard.</i> <i>19. We only clarify that application is pending, if any may be heard, however, no final order be passed.</i> <i>List this I.A. No.765/2025 along with the appeal on 24th September 2025.</i>		



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*The counsel for the respondent has placed on record a copy of the order dated **21.08.2025** passed by the Hon'ble NCLT, New Delhi in CP No. (IB) 284 of 2025 titled **Sharvan Minocha & Ors. vs. M/s Raheja Developers Ltd.** In a similar matter of 4275 of 2023.*

*In terms of the aforesaid order, vide paragraph 21(a), a **moratorium** under Section 14(1)(a), (b), (c) & (d) of the Insolvency and Bankruptcy Code, 2016 has been imposed against the corporate debtor.*

The relevant portion of the said order is reproduced herein below:

18.As a sequel to the above discussion and in terms of Section 7 (5) (a) of the Code, the instant petition I.B./284/2025 stands admitted and CIRP of M/s. Raheja Developers Ltd. shall be initiated.

21. We also declare moratorium in terms of Section 14 of the Code. The necessary consequence of imposing the moratorium flows from the provisions of Section 14 (1) (a), (b), (c) & (d) of the Code.

29. We further clarify that since the Corporate Debtor's project "Raheja Shilas (Low Rise)" is already undergoing CIRP pursuant to admission in separate proceedings, the present application, upon being allowed, shall result in initiation of CIRP against the Corporate Debtor in respect of all its projects, excluding the said project "Raheja Shilas (Low Rise)". Accordingly, all directions issued by this Adjudicating Authority in the present matter shall be confined to the Corporate Debtor as a whole, save and except the project "Raheja Shilas (Low Rise)".

In view of the aforesaid, the matter stands adjourned sine die. The file be consigned to the record registry.


Vijay Kumar Goyal
Member
11.09.2025