



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT Nos. 1414 & 1418 of 2018

HRERA, Panchkula

....COMPLAINANT

VERSUS

SRS Real Estate

....RESPONDENT

CORAM: Parneet S Sachdev

Chairman

Nadim Akhtar

Member

Dr. Geeta Rathee Singh

Member

Chander Shekhar

Member

Date of Hearing:

26.11.2025

Hearing:

21st

Present:

Adv. Pranjal Chaudhary on behalf of the promoter
through VC

ORDER (Parneet S Sachdev – Chairman)

1. License No. 49 dated 25.08.2009 for developing a group housing colony over land measuring 19.02 acres and License No. 78 dated 09.10.2011 for developing a group housing colony over land measuring 5.95 acres in District Faridabad have been obtained by the respondent promoter.
2. Show Cause Notices (memo no. 568 of 2018 and 569 of 2018) dated 28.12.2018 under Section-35 of RERA Act, 2016 dated 28.12.2018 were

issued to the respondent promoter that the above-mentioned projects (measuring 19.02 and 5.95 acres) are register-able under Section-3 of RERA Act, 2016 and thus making the respondent liable for action under Section-59 of RERA Act, 2016.

3. On 11.07.2019, Learned Chief Town Planner submitted that proceedings under Insolvency and Bankruptcy Code (IBC) are going on against the promoters company before NCLT.
4. On 21.08.2019, learned Chief Town Planner had informed that as per Department of Town & Country Planning, Haryana, the respondent has been granted two Occupation Certificates on 27.11.2012 for 71.66% FAR and another dated 19.07.2017 for FAR of 18.94% regarding License No. 78 of 2011 (5.95 acres). It was further revealed that occupation Certificate dated 19.07.2017 for FAR of 18.94% was subsequently revoked because respondent had indulged in the act of concealing material facts. So, the respondent prima facie appears liable for registration of 28.34% of FAR. Notice to the respondent be issued to show cause for as to why the area so registerable has not been got registered and why a penal action Section-59 of RERA Act, 2016 be not taken against him.
5. On 24.09.2019, it was informed that Occupation Certificate dated 19.07.2017 has been revoked by the Department on 17.10.2018. The Authority decided to issue a fresh notice for the entire area land measuring 24.97 acres.



6. On 28.01.2020, it was directed to confirm whether proceeding under Insolvency and Bankruptcy Code (IBC) are going on or not and whether resolution professional has been appointed or not.
7. Further on 04.03.2020, it was informed that insolvency proceedings are sub-judice against the respondent developer before the Chandigarh Bench of NCLT in CP (IB) 561/2019. It was informed that the IRP is yet to be appointed in this matter. Authority decided that a show cause notice be issued to IRP as to why he may not be asked to get the project registered, as and when appointed by the NCLT.
8. On 08.12.2020, the Authority directed the office to check the latest status of the NCLT proceedings going on against the respondents and put up on next date of hearing.
9. On 09.02.2022, since the matter was pending before NCLT, Chandigarh in CP(IB) 561/2019 and no outcome was present, the Authority decided to adjourn the cases Sine Die awaiting orders of NCLT.
10. The Authority decided to re-open the present matter as the office informed that following orders dated 03.01.2023 has been passed by NCLT, Chandigarh in CP(IB) 561/2019 :

"Since the Corporate Debtor has already been admitted to CIRP by order dated 22.12.2022 passed by this Bench in CP (IB) No. 167/Chd/Iry/2020 titled as LIC Housing Finance Limited Vs. SRS Real Estate Limited, therefore, the present petition is rendered infructuous and dismissed as such. Learned Counsel for the petitioner is directed to file its claim, if any, before IRP in the said petition"



11. Also, vide email dated 31.01.2024, it was informed by Mr. Shyam Arora that he has been appointed as Interim Resolution professional (IRP) as per order of Corporate Insolvency Resolution process on 22.12.2022 in the matter of SRS Real Estate Ltd in the Company Petition No.167/2020.

However, as per orders of NCLT dated 30.05.2024 in the matter of LIC Housing Finance Limited Vs. SRS Real Estate Limited (IA(IBC)402(CH)2024 in CP (IB) No. 167/Chd/Hry/2020 it has been stated that “ *The group Corporate Insolvency resolution process is against corporate debtor is limited to the project i.e. SRS Royal Hills Phase-II located at Village Baselwa, Sector-87, Faridabad and not other projects which are separate at other places for which separate plans approved...* ”

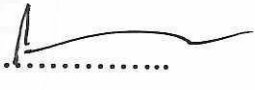
12. The Office had informed that vide letter dated 22.01.2025, Sh. Anil Jindal, Director of Promoter Company has requested that all further correspondence be made on address provided in the present letter. Sh. Anil Jindal has provided correspondence address and e-mail. He has assured that he will personally take care of all the proceedings or through his counsel.

13. In view of the above, the Authority directed the promoter company that current status of License No. 49 dated 25.08.2009 and License No. 78 dated 09.10.2011 be intimated to the Authority. A reply be submitted at least a week before the next date of hearing.

The office is directed to send a copy of this order to the promoter via registered post and email.



14. In compliance of the aforesaid, a copy of the order was sent to the respondent through e-mail on 07.11.2025 and via registered post on 07.11.2025, which was successfully delivered on 14.11.2025.
15. Today, Adv Pranjal Chaudhary appeared on behalf of the promoter and submitted that the updated address shall be furnished. Upon due consideration, the Authority hereby directs the promoter-company to intimate the current status of License No. 49 dated 25.08.2009 and License No. 78 dated 09.10.2011, and to submit the updated e-mail ID as well as the revised communication address to the Authority.
16. Adjourned to 11.02.2026.

			
Chander Shekhar	Dr. Geeta Rathee Singh	Nadim Akhtar	Parneet S Sachdev
Member	Member	Member	Chairman