



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 01 of 2021

Seema Gulati

....COMPLAINANT

VERSUS

Aegis Value Homes Ltd.

....RESPONDENT

2. COMPLAINT NO. 180 of 2021

Susma Rani and Anr.

....COMPLAINANT

VERSUS

Aegis Value Homes Ltd.

....RESPONDENT

3. COMPLAINT NO. 401 of 2021

Satpal Kundal

....COMPLAINANT

VERSUS

Aegis Value Homes Ltd.

....RESPONDENT

4. COMPLAINT NO. 402 of 2021

Rajbir

....COMPLAINANT

VERSUS

Aegis Value Homes Ltd.

....RESPONDENT

5. COMPLAINT NO. 509 of 2020

Rajesh Kumar

....COMPLAINANT

VERSUS

Aegis Value Homes Ltd.

....RESPONDENT

6. COMPLAINT NO. 649 of 2019

Mrs. Jyoti Chopra

....COMPLAINANT

VERSUS

Aegis Value Homes Ltd.

....RESPONDENT

7. COMPLAINT NO. 721 of 2021

Navneet Kalia

....COMPLAINANT

VERSUS

Aegis Value Homes Ltd.

....RESPONDENT

8. COMPLAINT NO. 981 of 2019

Ram Kishan Madaan and Anr.

....COMPLAINANT

VERSUS

Aegis Value Homes Ltd.

....RESPONDENT

9. COMPLAINT NO. 1230 of 2020

Pawan Kundra

....COMPLAINANT

VERSUS

Aegis Value Homes Ltd.

....RESPONDENT

10. COMPLAINT NO. 1420 of 2020

Reena

....COMPLAINANT

VERSUS

Aegis Value Homes Ltd.

....RESPONDENT

11. COMPLAINT NO. 2217 of 2019

Sajid Ali

....COMPLAINANT

VERSUS

Aegis Value Homes Ltd.

....RESPONDENT

12. COMPLAINT NO. 2299 of 2019

Rakesh Sandhu

....COMPLAINANT

VERSUS

Aegis Value Homes Ltd.

....RESPONDENT

13. COMPLAINT NO. 2851 of 2019

Sudesh Kumari

....COMPLAINANT

VERSUS

Aegis Value Homes Ltd.

....RESPONDENT

14. COMPLAINT NO. 2852 of 2019

Amit Kumar Mishra and Anr.

....COMPLAINANT

VERSUS

Aegis Value Homes Ltd.

....RESPONDENT

CORAM: **Dr. Geeta Rathee Singh** **Member**
 Nadim Akhtar **Member**
 Dilbag Singh Sihag **Member**

Date of Hearing: 12.10.2022

Hearing: 6th (in complaint no. 1,2,9,10,)

8th (in complaint no. 5,7)

9th (in complaint no. 3,4,13,14)

10th (in complaint no. 11,12)

11th (in complaint no. 8)

13th (in complaint no.6)

Present: Mr. Nitin, Ld. counsel for the complainant (in sr. no. 1,2,& 3)

Ms. Navneet, Ld. Counsel for the complainant (in sr.no. 7, 8, 10)

Mr. Gaurav Chaudhary, Proxy counsel for the complainant (in sr. no. 11,12)

Mr. Sanjeev Gupta, ld counsel for the complainant (in sr. no. 4 and 5)

Mr. Akshat Mittal, Ld. counsel for the complainant (in sr. 13 and 14)

None for the complainant (in sr. no.6,9)

Mr. Sanjay Jain, Ld. counsel for the respondent.

ORDER (DR. GEETA RATHEE SINGH - MEMBER)

While initiating his pleadings ld. counsel for the respondent apprised the Authority that proceedings under Insolvency and Bankruptcy Code (Amendment) Act, 2018 has been initiated against respondent before Hon'ble NCLT, New Delhi and henceforth moratorium has come into force as per section 14 of the Insolvency and Bankruptcy Code (Amendment) Act, 2018 vide orders of Hon'ble NCLT, vide order dated 22.09.2022. In view of above, the counsel for the respondent stated that cases pending before this Authority be stayed till further orders vide order dated 22.09.2022. In corroboration of the same, respondent has submitted an application for stay dated 11.10.2022 alongwith order of Hon'ble NCLT, New Delhi dated 22.09.2022 and resolution dated 19.09.2022.

2. In view of present circumstances, Authority is of view that since respondent is undergoing insolvency proceedings, Authority cannot proceed further till moratorium is enforced. Therefore, Authority grants two options to the complainants as follow;

(i) Complainants' case be adjourned sine die till final judgement of NCLT, New Delhi. Based upon same at later stage, the case will be heard at length and matter will be disposed of on merits and arguments advanced by both parties.

(ii) Since, in all complainants except complaint no. 721 of 2021 titled Navneet Kalia vs Aegis, all complainants are seeking relief of refund and in such situations Authority has already laid down its principle in complaint no. 383 of 2018 titled Gurbaksh Singh vs ABW Infrastructure vide orders dated 30.10.2018, wherein Authority has dealt in detail that in such situations Authority disposes of the said cases and directs complainants to file their claim before IRP appointed by Hon'ble NCLT.

3. Authority adjourn these cases, granting time to complainants to further consult and decide with their clients which option they would prefer. Based upon the said, these cases will be further adjudicated. Authority also directs complainants to provide their claims alongwith interest as per rule 15 of the HRERA Rules, 2017 and submit their calculations in the registry of the Authority atleast 15 days before the next date of hearing .

4. Case is adjourned to 06.12.2022.



DR. GEETA RATHEE SINGH
[MEMBER]



NADIM AKHTAR
[MEMBER]



DILBAG SINGH SIHAG
[MEMBER]

