



Complaint no.- 135,202,203,204,396,  
498,683,751,798,1015 of 2019,  
827, 1400 of 2018.

## HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

### 1. COMPLAINT NO. 135 OF 2019

Monika Arora

....COMPLAINANT(S)

VERSUS

Ireo Fiveriver Pvt. Ltd.

....RESPONDENT(S)

### 2. COMPLAINT NO. 202 OF 2019

ATMA RAM

....COMPLAINANT(S)

VERSUS

Ireo Fiveriver Pvt. Ltd.

....RESPONDENT(S)

### 3. COMPLAINT NO. 203 OF 2019

DRISH SHOES

....COMPLAINANT(S)

VERSUS

Ireo Fiveriver Pvt. Ltd.

....RESPONDENT(S)

### 4. COMPLAINT NO. 204 OF 2019

HARISH CHANDER

....COMPLAINANT(S)

VERSUS

Ireo Fiveriver Pvt. Ltd.

....RESPONDENT(S)

**5. COMPLAINT NO. 396 OF 2019**

REETA LAL

....COMPLAINANT(S)

VERSUS

Ireo Fiveriver Pvt. Ltd.

....RESPONDENT(S)

**6. COMPLAINT NO. 498 OF 2019**

HARISH CHANDER BANSAL

....COMPLAINANT(S)

VERSUS

Ireo Fiveriver Pvt. Ltd.

....RESPONDENT(S)

**7. COMPLAINT NO. 683 OF 2019**

Lalji Prashad Goswami and Achyut Prasad Goswami ..COMPLAINANT(S)

VERSUS

Ireo Fiveriver Pvt. Ltd.

....RESPONDENT(S)

**8. COMPLAINT NO. 751 OF 2019**

R K MALIK

....COMPLAINANT(S)

VERSUS

Ireo Fiveriver Pvt. Ltd.

....RESPONDENT(S)

**9. COMPLAINT NO. 798 OF 2019**

MRS ASHA AND ANOTHER

....COMPLAINANT(S)

VERSUS

Ireo Fiveriver Pvt. Ltd.

....RESPONDENT(S)



**10. COMPLAINT NO. 827 OF 2018**

BHAI RAJINDER PAL .....COMPLAINANT(S)  
VERSUS  
Ireo Fiveriver Pvt. Ltd. ....RESPONDENT(S)

**11. COMPLAINT NO. 1400 OF 2018**

COL PRATYUSH KUMAR .....COMPLAINANT(S)  
VERSUS  
Ireo Fiveriver Pvt. Ltd. ....RESPONDENT(S)

**12. COMPLAINT NO. 1015 OF 2019**

SUNITA RAJ P .....COMPLAINANT(S)  
VERSUS  
Ireo Fiveriver Pvt. Ltd. ....RESPONDENT(S)

**CORAM:** Rajan Gupta Chairman  
Anil Kumar Panwar Member  
Dilbag Singh Sihag Member

**Date of Hearing:** 29.10.2019

**Hearing:** 3<sup>rd</sup> (798, 1015 of 2019)  
4<sup>th</sup> (751, 683 of 2019)  
5<sup>th</sup> (204, 203, 202, 396, 135 of 2019)  
6<sup>th</sup> (498 of 2019, 1400 of 2018)  
9<sup>th</sup> (827 of 2018)



**Present: -** None for the complainant.  
(In Complaint no. 135 of 2018.)  
Mr. Gaurav G.S Chauhan, Counsel for the complainant.  
(In Complaint no. 202, 203, 204 & 498 of 2019.)  
Mr. Ashish Chaudhry, Counsel for the complainant.  
(In Complaint no. 396 of 2019.)  
Mr. Atul Aggarwal, Counsel for the complainant.  
(In Complaint no. 683 of 2019.)  
None for the complainant.  
(In Complaint no. 751 of 2019.)  
Col. Sanjeev Kumar, Proxy counsel for complainant.  
(In Complaint no. 798 of 2019.)  
Mr. Sumit Passi, Counsel for the complainant.  
(In Complaint no. 827 of 2018.)  
Mr. Sanjeev Kumar, Counsel for the complainant.  
(In Complaint no. 1400 of 2018.)  
Mr. Jagdeep, Counsel for complainant.  
(In complaint no. 1015 of 2019)

Mr. Jigyasa Tanwar, Counsel for the respondent.  
(In all the complaints.)

**ORDER ( RAJAN GUPTA-CHAIRMAN)**

1. In all the captioned complaints notices were issued to the respondent but the same were not delivered as the respondent was reported to have shifted from the given address. However, the notice was successfully delivered in complaint No.751 of 2019 but the respondent has neither appeared nor filed its reply. There-after substituted service of notice was done by way of a publication in the newspaper "Hindustan Time" of dated 28.8.2019.

In response to the publication the respondent has filed applications in all the complaints stating that corporate insolvency resolution proceedings have been initiated against the respondent before the New





Delhi Bench of Hon'ble National Company Law Tribunal (NCLT) in company petitions No (IB)-408(ND)/2018 titled as M/s Worxpace Consulting Pvt.Ltd.Versus M/s IREO Fiveriver Pvt.Ltd. It has further been stated that Hon'ble NCLT has issued moratorium under Section 14(1) of the Insolvency and Bankruptcy Code,2016 against the respondent company. Further, by virtue of the said moratorium, neither fresh institutio0n of suit nor continuation of pending suit of proceedings are allowed as per the provisions of the ICB Code,2016.

2. The Authority has gone through the facts and circumstances of all the cases. It is observed that the facts and circumstances of these complaints are exactly similar to the facts and circumstances of complaint No.491 of 2018 titled Ritu Rana Versus IREO five rivers Pvt.Ltd.

It is observed that the findings and orders of the Authority passed in the said complaint No.491 of 2018 are applicable as such on the facts of the captioned complaints. All the captioned complaints accordingly are hereby disposed of in the same terms as the complaint No.491 of 2018. Learned counsels for the complainants also have made a request to the Authority for disposing of the captioned complaints in terms of the orders in complaint No.491 of 2018. For convenience the entire order of complaint No.491 of 2018 is annexed with these orders.

3. Accordingly, the entire amount paid by the complainants to the respondent shall be refunded along with interest calculated as per provisions of Rule 15 of HRERA Rules,2017.



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Disposed of. Orders be uploaded on the website and files be consigned to  
the record room.



.....  
**RAJAN GUPTA**  
[CHAIRMAN]



.....  
**ANIL KUMAR PANWAR**  
[MEMBER]



.....  
**DILBAG SINGH SIHAG**  
[MEMBER]

