



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

Complaint no.:	3226 of 2022
Date of filing:	08.12.2022
First date of hearing:	07.02.2023
Date of decision:	28.07.2025

Mrs. Swaran Kanta

572, Sector-15A, Faridabad-1210070

....COMPLAINANT

Versus

SRS Real Estate Limited

SRS Tower, 144, 1st Floor, Near Metro Station Mewla Maharaj Pur,
Delhi- Mathura Road, Faridabad, 121003.

....RESPONDENT

CORAM: Nadim Akhtar

Member

Chander Shekhar

Member

Present:- None present for the complainant.

None present for the respondent.

ORDER (NADIM AKHTAR-MEMBER)

1. On 02.12.2024, complainant was directed to place on record complete receipts of claimed amount of ₹57,81,000/- paid to the respondent. Thereafter, case was adjourned to 21.04.2025.
2. On 21.04.2025, complainant was again given opportunity to file receipts and case was adjourned to 28.07.2025. As per office record, no documents have been filed by the complainant till date. Authority observes that the Real Estate (Regulation and Development) Act, 2016, is a beneficial legislation aimed at providing speedy and efficacious redressal to grievances of allottees and other stakeholders. In furtherance of this objective, the proceedings before the Authority have been made summary in nature. Such expeditious adjudication is achievable only if the parties especially the complainant proactively pursue his case in a time-bound manner. Despite the passage of considerable time and multiple opportunities granted by the Authority, the complainant has failed to comply with the said directions. This prolonged delay on the part of the complainant is unjustified and reflects lack of due diligence and cooperation in the proceedings.
3. Today also, no one has put in appearance on behalf of complainant and respondent.
4. Further, perusal of complaint file reveals that builder buyer agreement was executed between the complainant and respondent on 11.12.2015




w.r.t residential unit no.608, 6th floor, tower E1 admeasuring 1715 sq.ft located in SRS Royal Hills, Phase II, Seector-87, Faridabad. It is pertinent to mention that on 12.08.2024, Advocate Ms. Khusboo, representative of RP informed the Authority that RP has mailed the clarificatory order of Hon'ble NCLT- Chandigarh dated 30.05.2024 with regard to the insolvency proceedings of SRS Real Estate to the Authority on 12.08.2024 wherein mentioning the order dated 30.05.2024 passed by Hon'ble NCLT (Chandigarh) titled as "*LIC Housing Finance Limited versus SRS Real Estate Limited*" whereby it is clarified that insolvency proceedings are only limited to the project namely; SRS Royal Hills Phase-II, Sector-87, Faridabad.

5. In view of the statutory bar imposed under Section 14 of the Insolvency and Bankruptcy Code, 2016, and considering that the CIRP proceedings may continue for a substantial period of time, this Authority is precluded from proceeding with or adjudicating the present complaint at this stage. Therefore, Authority decides to dismiss the complaint without entering into the merits.
6. Complainant, however, shall be at liberty to file fresh complaint before this Authority as and when the decision of the Hon'ble NCLT is announced, upon the conclusion of the CIRP, and only if there is relief that the Authority can grant as per statute.



7. In view of the aforesaid observation, the present case is hereby **dismissed** and accordingly stands disposed of.

File be consigned to the record room after uploading of the order on the website of the Authority.


CHANDER SHEKHAR
[MEMBER]


NADIM AKHTAR
[MEMBER]

