



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

Complaint no.:	3170 of 2022
Date of filing:	29.11.2022
First date of hearing:	14.02.2023
Date of decision:	17.11.2025

Priyanka Mittal,
W/o Sh. Sushil Kumar Mittal,
R/o House no. 330, Raghunath Chowk Rampura,
Kota City, District Kota, Rajasthan.

.....COMPLAINANT

Versus

Raheja Developers Ltd,
W4D, 204/5, Keshav Kunj, Western Avenue,
Carriappa Marg, Sainik farms, new Delhi-110062.

.....RESPONDENT

Present: None present for the complainant.

Mr. Aayush, proxy counsel for Ms. Manika, counsel for the
respondent through VC.

ORDER (NADIM AKHTAR-MEMBER)

1. Today, case was fixed for pronouncement. When the case was called up, no one appeared on behalf of complainant.
2. Mr. Aayush, proxy counsel for Ms. Manika, appeared on behalf of the respondent and submitted that insolvency proceedings qua the respondent

company, i.e, Raheja Developers Ltd. have been initiated before the National Company Law Tribunal vide order dated 21.08.2025 passed in C.P No. 284 of 2025 titled “ Shravan Minocha and ors Vs Raheja Developers Ltd.”. As per order Mr. Brijesh Singh Bhadauriya has been appointed as an Interim Resolution Professional (IRP) for initiation of CIRP against the judgement debtor in present petition and moratorium in terms of Section 14 of the Code has also been declared vide said order. Relevant para of said order are reproduced below for reference:

“20. The applicant in Part-III of the application has proposed the name of Mr. Brijesh Singh Bhadauriya as Interim Resolution Professional, having Registration Number - IBBI/IPA-002/N01045/2020-2021/13385 having email id: bsb@bsbandassociates.in. Accordingly, Mr. Brijesh Singh Bhadauriya is appointed as an Interim Resolution Professional (IRP) for initiation of CIRP for Corporate Debtor. The consent of the proposed interim resolution profession in Form-2 is taken on record. The IRP so appointed shall file a valid AFA and disclosure about non-initiation of any disciplinary proceedings against him, within three (3) days of pronouncement of this order.

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

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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)"

3. 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, the Authority decides to dispose of the present complaint without touching the merits of the case. The complainant, however, shall be at liberty to file a 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.
4. Case is **disposed off** without getting into merits. File be consigned to record room after uploading of this order on the website of the Authority.


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NADIM AKHTAR
[MEMBER]