



# **HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA**

Website: [www.haryanarera.gov.in](http://www.haryanarera.gov.in)

**COMPLAINT NO. 1312 OF 2025**

Chirag Chugh

....COMPLAINANT

VERSUS

1. Raheja Developers Ltd.
2. Navin M Raheja
3. Varun Jain
4. Investors Clinic Infratech Pvt. Ltd.
5. Sangeeta Kumar
6. Sanjana Rana
7. Shreya Goel

....RESPONDENTS

**Date of Hearing:** 23.12.2025

**Hearing:** 1st

**Present: -** Adv. Ashutosh Khanna, Learned counsel for  
the Complainants through VC.  
None for the Respondent no. 1,2,3,5 and 6,7  
Ms Niharika Goel, Learned counsel for respondent no. 4

## **ORDER(DR. GEETA RATHEE SINGH- MEMBER)**

1. As per office record, notice dated 01.10.2025 issued to the respondents for filing reply got successfully delivered on 03.10.2025 to respondent no. 1

and 2, on 06.10.2025 to respondent no. 3 and 4, and returned undelivered to respondent 5,6 and 7 .

2. Today, none has appeared on behalf of the respondents no. 1,2,3,5,6 and 7.

Ms. Niharika Goel, learned counsel appeared on behalf of respondent no. 4.

Upon perusal of record it is revealed that no vakalatnama/power of attorney has been placed on record in the name of Ms. Niharika Goel on behalf of the answering respondent. Hence, the presence of Ms. Niharika Goel is not being marked.

3. Authority in separate matters pertaining to respondent has been apprised 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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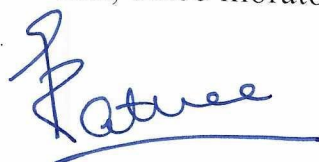
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29. We further clarify that since the Corporate Debtor's project "Raheja Shilas (Low Rise)" is already undergoing CIRP pursuant to admission in separate proceedings, the present application, upon being allowed, shall result in initiation of CIRP against 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)"

4. In view of the moratorium, learned counsel for the complainant was enquired whether the complainant wishes to continue with the present complaint or to file a claim before the National Company Law Tribunal. Learned counsel for the complainant submitted that, since moratorium is in



force, the complainant wishes to file a claim before the National Company Law Tribunal. He prayed that he may be allowed to withdraw the present complaint with a liberty to file a fresh complaint for any remaining claim/dispute.

5. Request of the learned counsel for the complainant is accepted.

Complainant is allowed to withdraw the captioned complaint with a liberty to file a fresh complaint as per law.

6. Case is **disposed of** as withdrawn without getting into merits. File be consigned to the record room after uploading of this order on the website of the Authority.

  
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**DR. GEETA RATHEE SINGH**  
**[MEMBER]**