



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

BEFORE ADJUDICATING OFFICER

COMPLAINT NO. 1171 OF 2025

Arvind Jain

....COMPLAINANT

VERSUS

Reheja Developers Ltd.

....RESPONDENT

Date of Hearing: 29.01.2026

Hearing: 2nd

Present: Mr. Akshat Mittal, Adv., for the complainant through VC.
Ms. Manika, Adv., for the respondent through VC.

ORDER

Today, case is fixed for filling reply and show any law which enables this Forum to proceed with the complaint in future and for consideration.(Reference order dated 14.10.2025 of this Forum)

2. Learned counsel for the complainant has submitted that's he is aware about the moratorium proceedings, hence, the complainant be permitted to raise its claim before the appropriate Forum deputed under the order dated 21.08.2025 of Hon'ble NCLT, at New Delhi, if so legally permitted, as to decide quantum of

Dhalit

compensation under the RE(RD) Act, 2016, it is the sole prerogative of the Adjudication Officer and not of the IRP. He further requested to grant the liberty to the complainant, to re-approach this Forum, if request for compensation is not entertained by IRP.

3. Heard.

4. Since, admittedly there is moratorium, thus, bar under section 14 of the Code,2016, to proceed further with any legal proceedings including this claim for compensation under section 71 of the RE(RD) Act,2016, against the present respondent, i.e., corporate entity, the present complainant for compensation stands disposed of as it cannot be proceeded. However, a liberty is given to the complainant to approach the appropriate forum proceeding with such claims under the orders of Hon'ble NCLT, New Delhi, to get the relief prayed for, provided it could because to the best of knowledge of this Forum, grant of compensation under RA(RD) Act, 2016 read with HRERA Rules, 2017 is the jurisdiction of the Adjudicating officer within the meaning of sections 71 and 72 of the Act,2016, read with rule 29 of the Rules,2017. Consequently, the present complaint for compensation stands disposed of with liberty to the complainant to file afresh, on culmination of CIRP proceedings, or prior thereto if so legally permissible under the orders of any Higher Judicial Forum or legal authority.

Phalit
29/01/2026

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

Akshita
Law Associate

.....*Phalit Sharma*.....
MAJOR PHALIT SHARMA
ADSJ (Retd.)
ADJUDICATING OFFICER
29.01.2026

