



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 2839 of 2019

HRERA, Panchkula

....COMPLAINANT(S)

VERSUS

Prabhu Shanti Estate Ltd

....RESPONDENT(S)

CORAM: Parneet S Sachdev
Dr. Geeta Rathee Singh
Chander Shekhar

Chairman
Member
Member

Date of Hearing: 06.05.2026

Hearing: 30th

Present: Adv. Pulkit Sachdeva

ORDER (Parneet S Sachdev-Chairman)

The matter was taken up by the Authority on 18.12.2023 and was adjourned to 03.04.2024, since it was pending liquidation before Hon'ble National Company Law Tribunal.

2. Adv. Abhishek Parmar appearing on behalf of the promoter informed that since CIRP is going on against the respondent therefore the matter may be kept sine die till the final outcome of NCLT. The Authority, however, observed that since the management of the company has been taken over by Resolution Professional, therefore he has to comply with the statutory provisions of law. Since moratorium has been invoked in this case, therefore the RP has to apply for registration as per section 3 of the RERD, Act, 2016. The counsel on the other hand averred that since moratorium in this case has been invoked therefore, there is no need to apply for registration. The Authority directed the

counsel to submit on affidavit on what has been stated by him during the course of proceedings or comply with the statutory requirements as per HRERA Act 2016 and rules and regulations framed thereunder. The matter was adjourned to 22.05.2024.

3. Adv. Abhishek appeared for hearing on 22.05.2024 and stated that the Ex-Directors of the Company are not cooperating with RP in providing complete checklist of documents required to make statutory compliances. He further informed that Resolution Professional has filed application before Adjudicating Authority under Section 19 of IBC, 2016 for issuing necessary directions to the promoter to cooperate with IRP and requested the Authority to adjourn the matter till a decision on the application is taken by the Hon'ble NCLT. The matter was adjourned with a direction to the Resolution Professional to file reply to show cause notice dated 02.12.2019 issued by the Authority under Section 59 of the Act of 2016. The matter was adjourned to 28.08.2024.

4. No reply to the show cause notice dated 02.12.2019 was filed by the counsel. However during the hearing on 28.08.2024, he informed that the matter is listed before the Hon'ble NCLT today and he would apprise the proceedings to the Authority before the next date of hearing, therefore the matter was adjourned to 02.11.2024.

5. Since no reply was filed even till 02.11.2024, the Authority directed the IRP to file reply to the show cause notice dated 02.12.2019 issued by the Authority under Section 59 of the RERA Act 2016 & the matter was adjourned to 29.01.2025.

6. On 29.01.2025, neither anyone appeared on behalf of the respondent nor any reply filed. The Authority adjourned the matter with a direction to the IRP to file the reply to the show cause notice dated 02.12.2019 issued by the Authority under Section 59 of the RERA Act 2016 & the matter was adjourned to 09.04.2025.

7. On 09.04.2025, neither anyone appeared on behalf of the respondent nor was any reply filed. The Authority decided to grant one last opportunity to IRP to file the reply to the show cause notice dated 02.12.2019 issued under Section

59 of the Act ibid atleast 10 days before the next date of hearing & the matter was adjourned to 16.07.2025.

8. On 16.07.2025, neither anyone appeared on behalf of the respondent nor any reply filed. The Authority decided to grant one more opportunity to IRP to file reply to the show cause notice dated 02.12.2019 atleast 10 days before the next date of hearing. The office was also directed to send a copy of the orders to the IRP through e-mail and by registered post.

9. On 01.10.2025, Adv. V.K. Sachdeva appeared before the Authority and submitted that he has been directed by the Ex. Director of the company to appear and inform the Authority that on 24th Oct 2024, a resolution Plan was approved in the IBC and now the role of the IRP is over and the new company namely Ping Developers Pvt. Ltd. has taken over the project. The Authority after consideration directed him to submit his power of Attorney along with the details of the new company atleast one week before the next date of hearing.

10. On 29.10.2025, Adv. V.K. Sachdeva appeared and informed that they have submitted a reply today. Vide reply dated 29.10.2025, Ld. Counsel informed that management of the company has now been transferred to Resolution Applicant, i.e., M/s Ping Developers Pvt. Ltd.. Relevant documents & Revised resolution plan has also been submitted. In view of the above, the Authority directs the office to send a copy of these orders to M/s Ping Developers Pvt. Ltd. at the address provided by the Ld. Counsel through registered post and E-mail. The director/CEO of the company is also directed to appear personally on the next date of hearing to assist the Authority and the matter was adjourned to 25.02.2026.

11. On 25.02.2026, Adv. Pulkit Sachdeva appeared on behalf of Ping Developers Private Limited and filed the Power of Attorney. He requested for exemption from the personal appearance of the Director/CEO of the company. The Authority granted last opportunity to the Director to appear physically on the next date of hearing and the matter was adjourned to 06.05.2026.

12. Today, Adv. Pulkit Sachdeva appeared on behalf of Ping Developers Private Limited and requested for exemption of the personal appearance of the

Director/ CEO of the company due to some family emergency. However, the Authority after consideration decides to impose a cost of ₹ 1 lac for non-appearance of the Director. The office is also directed to issue a public notice informing the general public not to book, purchase, invest in, or make any payment for any flat in residential group housing colony over land measuring 8.96 acres in Sector 3A, Bahadurgarh.

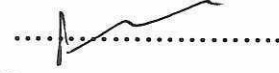
13. Disposed of.



Chander Shekhar
Member



Dr. Geeta Rathee Singh
Member



Parneet S Sachdev
Chairman