HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 415 & 417 of 2019

HRERA, Panchkula

...COMPLAINANT

VERSUS

SRS Real Estate Limited

....RESPONDENT

CORAM:

Nadim Akhtar	**Member**
Dr. Geeta Rathee Singh	**Member**
Chander Shekhar	**Member**

Date of Hearing: 14.10.2026
Hearing: 25th
Present: None on behalf of respondent.

Order: Nadim Akhtar (Member)

Suo-Motu complaint no. 415 of 2019 has been registered against the respondent promoter with respect to license no. 166 of 2008 dated 09.08.2008 for developing a group housing colony on land measuring 5.98 acres and not getting the same registered with the Authority.

2. Suo-Motu complaint no. 417 of 2019 has been registered against the respondent promoter with respect to license no. 167 of 2018 dated 09.08.2008 for developing a group housing colony on land measuring 6.64 acres and not getting the same registered with the Authority.

3. Show Cause Notices under Section-35 of RERA Act, 2016 dated 05.02.2019 was issued to the respondent promoter that the above-mentioned projects are register-able under Section-3 of RERA Act, 2016 and thus making the respondent liable for action under Section-59 of RERA Act, 2016. Show cause notice was successfully delivered to the promoter on 07.09.2019.

4. Report from DTP, Rewari states that the project is partially developed but works have stopped at the site. Since large complaints have been received against the promoter of this project, the Authority on 25.04.2019 decides to issue show cause notice to the promoter as to why a penalty upto 10% of the cost of the project be not imposed upon them and also banned sale.

5. Learned CTP informed that insolvency proceedings before Chandigarh Bench have been initiated against the respondent company before NCLT in the case titled as State Bank of India vs. SRS Ltd. and IRP is yet to be appointed.

6. As per orders dated 08.01.2020 of Directorate of Enforcement, all the properties of SRS Group of companies have been ordered for Provisional Attachment for a period of 180 days under PMLA, 2002. Even the directors of the company are in jail since 2018.

7. On 10.02.2021, before proceedings further in this case, the Authority decided to await the outcome of the proceedings going on against the respondent/developer before the Hon'ble NCLT Court. If need be, the matter will be resumed again after the conclusion of NCLT proceedings. The Authority decided to adjourn the cases Sine die awaiting orders of NCLT.

8. Thereafter, the Authority has decided to re-open the present matter. The office has informed that following orders dated 03.01.2023 has been passed by NCLT, Chandigarh in CP(IB) 561/2019: "Since the Corporate Debtor has already been admitted to CIRP by order dated 22.12.2022 passed by this Bench in CP (IB) No. 167/Chd/Hry/2020 titled as LIC Housing Finance Limited Vs. SRS Real Estate

Limited, therefore, the present petition is rendered infructuous and dismissed as such. Learned Counsel for the petitioner is directed to file its claim, if any, before IRP in the said petition"

9. Also, vide email dated 31.01.2024, it has been informed that Mr. Shyam Arora has been appointed as Interim Resolution professional (IRP) as per order of Corporate Insolvency Resolution process on 22.12.2022 in the matter of SRS Real Estate Ltd in the Company Petition No.167/2020.

10. However, as per orders of NCLT dated 30.05.2024 in the matter of LIC Housing Finance Limited Vs. SRS Real Estate Limited (IA(IBC)402(CH)2024 in CP (IB) No. 167/Chd/Hry/2020 it has been stated that "The group Corporate Insolvency resolution process is against corporate debtor is limited to the project i.e. SRS Royal Hills Phase-II located at Village Baselwa, Sector-87, Faridabad and not other projects which are separate at other places for which separate plans approved."

11. The Office has informed that vide letter dated 22.01.2025, Sh. Anil Jindal, Director of Promoter Company has requested that all the further correspondences be made on address provided in the present letter. Sh. Anil Jindal has provided correspondence address and e-mail. He has assured that he will personally take care of all the proceedings or through his counsel.

12. On 12.03.2025, the Authority directed the promoter company to submit the current status of license no. 166 of 2008 dated 09.08.2008 alongwith status of project to the Authority. The reply was to be submitted at least a week before the next date of hearing.

13. On 29.10.2025, no one appeared on behalf of the respondent .Therefore, the Authority directed the promoter to comply with last orders of the Authority. The office was also directed to send a copy of the orders on the latest address submitted by the promoter and also through e-mail. The orders were delivered by e-mail on

11.12.2025 and sent through registered post on 11.12.2025 which were delivered on 15.12.2025.

14. On 28.01.2026, no one appeared on behalf of the Respondent, therefore, the Authority granted one last opportunity to the promoter to submit the current status of license no. 166 and 167 of 2008 dated 09.08.2008 alongwith status of project to the Authority. The reply be submitted at least a week before the next date of hearing. The Authority also directed the office to send a copy of these orders to the promoter via registered post and mail. The order dated 28.01.2026 were sent to the promoter through mail on 12.02.2026 and through registered post on 13.02.2026 which were delivered to the promoter on 20.02.206. Despite the receipt of the orders, today, no one appeared on behalf of the promoter, therefore the Authority imposed a penalty of 1 Lac U/s 63 of the Real Estate Regulation and Development Act, 2016 for non-compliance of the orders of the Authority and again directs the promoter to submit the current status of license no. 166 of 2008 dated 09.08.2008 & license no. 167 of 2008 dated 09.08.2008 along with status of project to the Authority alongwith documentary proof. No reply has been received from the promoter.

15. The Authority observed that despite giving several opportunities of hearing to the respondent promoter, the promoter has neither provided status of the above licenses nor submitted any application forgetting the project registered under Section-3 of the Act of 2016. In view of the above, the Authority decides that status of license no. 166 of 2008 & license no. 167 of 2008 dated 09.08.2008 be sought from DTCP, Haryana.

16. On 24.06.2026, since, the project is not registered with the Authority, the promoter shall not market, advertise, book, offer to sell, invite persons to purchase in any manner and sell any unsold inventory in these projects. The office is also directed to issue a public notice informing general public not to book, purchase,

invest or make any payment for any unit in projects (measuring 5.981 acres & 6.643 acres) being developed by SRS Real Estate Ltd. Adjourned to 14.10.2026.

16. In compliance of orders of the Authority dated 24.06.2026, public notice informing general public not to book, purchase, invest or make any payment for any unit in projects (measuring 5.981 acres & 6.643 acres) being developed by SRS Real Estate Ltd was issued on 14.10.2026.

17. Taking note of above, Authority has already issued public notice. Further, the Authority directs the office to issue a communication to the Deputy Commissioner, Rewari, requesting him to ensure that no sale deed or conveyance deed in respect of any plot, apartment or building forming part of the said licenses is registered, and that no transfer or registration of any such property is permitted by the concerned registration authorities, unless and until the project is duly registered with the Authority, in accordance with the provisions of the Act, 2016.Office is also directed to send copy of license along with land schedule for the record of Deputy Commissioner.

18. **Disposed of.** File be consigned to record room after uploading of these orders.

Chander Shekhar Member	Dr. Geeta Rathee Singh Member	Nadim Akhtar Member