



IN THE NATIONAL COMPANY LAW TRIBUNAL
CHANDIGARH (COURT – II)
(Through Hybrid Mode)

Item No. 107

IA(I.B.C)/1331(CH)2022, IA(I.B.C)/1635(CH)2023
IA(I.B.C)/1636(CH)2023, IA(I.B.C)/1638(CH)2023
IA(I.B.C)/1481(CH)2023, IA(I.B.C)/342(CH)2023
IA(I.B.C)/844(CH)2023, IA(I.B.C)/1779(CH)2023
IA(I.B.C)/2195(CH)2023, IA(I.B.C)/2197(CH)2023
IA(I.B.C)/2198(CH)2023, IA(I.B.C)/2199(CH)2023
IA(I.B.C)/2200(CH)2023, IA(I.B.C)/2201(CH)2023
IA(I.B.C)/2271(CH)2023, IA(I.B.C)/2599(CH)2023
IA(I.B.C)/2601(CH)2023, IA(I.B.C)/2823(CH)2023
IA(I.B.C)/75(CH)2024, IA(I.B.C)/897(CH)2024
IA(I.B.C)/1735(CH)2024, IA(I.B.C)/2771(CH)2024
IA(I.B.C)/9(CH)2025, IA(I.B.C)/1025(CH)2023
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IA(I.B.C)/1631(CH)2023, IA(I.B.C)/1632(CH)2023
IA(I.B.C)/1633(CH)2023, IA(I.B.C)/1634(CH)2023
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IA(I.B.C)/1931(CH)2023, IA(I.B.C)/815(CH)2023
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IVN.P(IBC)/7(CH)2025, IA(I.B.C)/1747(CH)2025
IA(I.B.C)/1809(CH)2025

In
CP (IB) No. 266/Chd/Hry/2025
(Admitted)

IN THE MATTER OF:

Goldy Gera & Ors.

...

Petitioner

Versus

SRS Real Private Limited

...

Respondent

Under Section: 7, 60(5), 19(2), 66(1), IBC 2016

Rule: 11 of NCLT Rules, 2016

Order delivered on 01.12.2025

CORAM:

**SHRI. K. K. SINGH,
HON'BLE MEMBER (T)**

**SHRI. K. BISWAL,
HON'BLE MEMBER (J)**

PRESENT:

For the RP in all IAs

: Mr. Nahush Jain, Mr. Hritik,
Advocates and Mr. Amarpal, RP
in person.



**For Respondent in IA 1331 / 2022 : Mr. Sharad Tyagi, Ms. Archana
being LIC Housing Finance Limited Tyagi, Ms. K. Gayatri and Mr.
Samarth Gogia**

**For respondent no. 2-Rathi power : Mr. Karan Gandhi, Advocate
and steel limited in IA NO. 1636 of
2023:**

**For the Applicant in IA No. : Mr. Pranjali P. Chaudhary,
845/2023, IA No. 1025/2023 and IA Advocates
No. 1377/2023 and for the
Respondent in IA No.1632/2023 and
1633/2023**

**For the Applicant in IA 2009/2024 : Mr. Prateek Mahajan & Mr
and Respondent No. 1 in IA Daanish Mahajan, Advocates
1631/2023**

For the Applicant in IA-1481/2023 : Mr Shivam Bakshi, Advocate

**For the respondent no 1 (ICICI Bank) : Mr. Atul Goyal, Advocate
in IA/1638/2023**

**For Respondent No.4 in IA : Mr. Sameer Abhyankar, adv,
1636/2023 Ms. Ripul Swati, adv and Ms.
Yachna Sharma, adv**

**For the Applicant in : Mr. Ganesh Chand Sharma,
IA(I.B.C)/1747(CH)2025 Advocate**

**For the Applicant in : Mr. Sanchit Aggarwal, Advocate
IA(I.B.C)/1809(CH)2025**

**For Resp.-DTCP Hry. in IA1635- : Piyush Bansal adv.
2023**

For applicant in IA No. 2271/2023 : Advocate Rajan Kumar Hans

**For Applicant in IA No. 815/2024 & : Mr. Vineet Kumar, Adv., Mr.
Respondent in IA No. 1634/2024 Suhael Buttan, Adv.**

**For Respondent No. 5 & 6 in IA : Adv Manoj Chaudhary
1636/2023**

For the Applicant IA 1809/ 2025 : Adv. Divya Verma



for Applicant in IA No. 730/2025 : Ms. Alankriti Dwivedi, Adv

For the applicants in IA 1918,1921 & 1931 : Mr. Gurcharan Singh and Mr. Mukul, Advocates

for the petitioner /applicant in IA No 637/25 : Mr. Vishal Sharma and Mr. Manjit Singh Advocates

ORDER

1. The Ld. Counsel Mr. Nahush Jain appearing for the RP informs this Bench regarding the steps taken by the RP in compliance of the order dated 07.10.2025 where comprehensive directions were issued to unit-holders and Resident Welfare Associations (RWAs) of all the projects of the Corporate Debtor to furnish their claims or other details in the ongoing CIRP of the Corporate Debtor - M/s SRS Real Infrastructure Limited. Compliance Report has been filed by the Counsel for RP vide diary no. 0404115023572022/14 and same is taken on record.

2. He further submits that upon receipt of aforesaid order, the RP promptly sent email communications to all the relevant counsels, unit-holders and RWAs of the respective housing/commercial projects, highlighting the details of the order and requested to submit the claims/documents in compliance of order dated 07.10.2025, however, the RP has received only a few responses from respective buyers.

3. He further submits that the RP out of his own Bonafide intent, even published the public announcement in the newspaper, namely "Business Standard", in both Hindi and English where request was made to public at large to submit the claims and documents in compliance of the order 07.10.2025 and the directions passed therein.



4. Thereafter, the Counsel takes our attention towards the compliance report submitted by the RP on 26.11.2025, reflecting the status of the claims filed by the homebuyers. It is apprised to us that only a handful of claims, approximately 53 in number, have been received after 07.10.2025 order whereby the complete records have not been provided. The table below reflects the status of the claims filed by the homebuyers pursuant to order dated 07.10.2025 as is reflected in the Compliance Report filed by the RP:

S. NO.	PROJECT NAME	DETAILS RECEIVED	COMPLETE DETAILS	PENDING DETAILS
1.	SRS Westend Retreat farms, Manjhawali, FBD	48	0	Payment proof were not shared, even after various reminders.
2.	SRS Pearl, Sector-5, Palwal	0	0	0
3.	SRS Signature Farms, Rohtak	-	0	0
4.	SRS Tower, Sector-31, Faridabad	3	0	Payment has been made to another entity (Not CD).
5.	SRS Residency	2	1	

5. In addition to the above, the counsel of the RP apprised this Bench that the RP has written various communications to the RWAs and other related persons to have face to face discussion and to provide assistance in inspection of the unsold inventories, however no response or cooperation has been extended by them.

6. Mr. Jain further submits that the suspended director/promoters of Corporate Debtor, who were earlier behind the bars, has come out on bail and are creating hindrances through himself and/or his proxies in taking over the control of the assets of the corporate debtor. He also submits that a



hoarding has been affixed at the project “SRS Tower” located in Sector 31, Faridabad by the suspended director and his related parties for illegal sale/purchase and rent of the properties of the Corporate Debtor.

7. We have heard the submissions of the Counsel for the RP and the counsels of the RWAs/ unit-holders have been asked to submit as to why the claims or documents are not being furnished by the unit-holders, even after clear directions given by this Tribunal. The Counsel for the Corporate Tower Association of SRS Tower, Sector- 31, Faridabad submits that the unit-holders are hesitant to file their claims/documents due to following apprehensions:

- a. The Unit Holders do not wish to file their financial claims in Form CA since they do not have any financial claim against the Corporate Debtor and only seek the possession/registry of their units, or
- b. The payments have also been made to certain different entities/ group companies of the Corporate Debtor and therefore their claim if filed, is likely to be rejected. or
- c. Some unit-holders have made payment in cash to the suspended management, for which they have limited or no proofs.

8. We note the above apprehensions raised by the Counsel for the Corporate Tower Association of SRS Tower; however, it is in the best interest of the unit holders to furnish the information being sought by the RP by submitting their claim. The claim form CA may be submitted with clear communication that the unit-holder would like to get possession/registry.

9. In conspectus of the above facts and circumstances, we hereby direct the unit-holders of all the projects of the CD to submit the documents and



information as per direction by order dated 07.10.2025 of this Bench. This may be treated as the final opportunity to submit the claims, failing which the unit for which no claim is received may be treated as unsold inventories of the CD.

10. We further direct the Resident Welfare Associations (RWAs)/association to furnish the available records of the members and units of the RWAs with the RP so that a verification of those units may also be done.

11. The RP to take further steps to communicate with the unit-holders and associations for the collection of the claims/documents and seeking support to conduct the physical site visits, in addition to the information received from the unit holders and ascertain the status of the inventories in all the projects of the CD to as much extent as possible.

12. Directions are further passed to the Deputy Commissioner Faridabad, Deputy Commissioner Palwal and other relevant jurisdictional offices to provide all possible assistance including the Police Assistance to the RP during the project visits to ascertain the status of sold and unsold inventories of all the projects of the CD.

13. RP may file an additional report after the physical survey regarding the information of claims received, vacancy/occupancy of the units and status of the projects of the CD.

14. List all the IAs on **16.01.2026**.

Sd/-

(K.K. SINGH)
MEMBER (TECHNICAL)

Sd/-

(K. BISWAL)
MEMBER (JUDICIAL)