



CWP-38417-2025

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**IN THE HIGH COURT OF PUNJAB AND HARYANA
AT CHANDIGARH**

CWP-38417-2025

Date of decision : 24.03.2026

Akshi Nayyar

.....Petitioner

Versus

Union of India and others

.....Respondents

CORAM: HON'BLE MR. JUSTICE SHEEL NAGU, CHIEF JUSTICE
HON'BLE MR. JUSTICE SANJIV BERRY

Present: Mr. Himanshu Raj, Advocate (through video conferencing),
for the petitioner.

Mr. Satya Pal Jain, Addl. Solicitor General of India
(arguing counsel), with
Mr. Karanvir Singh Kathuria, Central Govt. Counsel.

SHEEL NAGU, CHIEF JUSTICE (Oral)

1. This petition has been filed by one of the homebuyers, who have invested their hard earned money in “Raheja OMA” project at Dharuhera, District Rewari (Haryana), praying for the following relief :-

- A) *Direct the respondent-authorities to conduct a coordinated, time bound multi-agency investigation under the overall supervision of this Hon'ble Court, so as to ensure forensic audit, tracing of siphoned funds, prosecution of guilty individuals and restitution of homebuyers' monies, res integra in **Subrata Chatterjaj Vs. Union of India and Ors.***
- B) *Director such other preventive, remedial and penal measures as may be necessary in the facts and circumstances of the case, including but not limited to*



interim measures for attachment of assets, preservation of project land and prohibition on further alienation or transfer by Raheja Developers.

C) Direct to constitute Special Task Force consisting of respondents under supervision of 3 Retd. Judges of this Hon'ble Court so as to have check and balances and thereby a status report be filed monthly.

C) Pass any other order or direction as this Hon'ble Court may deem fit and proper in the interests of justice, equity and good conscience.

D) xxx xxx xxx

E) xxx xxx xxx

2. At the very outset, Mr. Jain, learned counsel for Enforcement Directorate, informed that ECIR/DL20-II/30/2022 dated 31.03.2022, with regard to the same project, i.e. Raheja OMA Project, has been registered by Directorate of Enforcement, Delhi Zonal Office-II, New Delhi, *inter alia*, against Raheja Developers Pvt. Ltd. and its Directors, on the strength of six FIRs registered in Delhi. It is also informed by Mr. Jain that on 22.06.2025, searches have been conducted at the premises of the accused and the matter is currently under investigation.

3. Learned counsel for the petitioner, who is appearing virtually, however, contends that complaint/representation dated 17.05.2020 (Annexure P-7) made by the petitioner to the Director, Serious Fraud Investigation Officer (SFIO) constituted u/s 211 of the Companies Act, 2013 ("Act of 2013" for brevity), raising various grievances, has not been acted upon, despite the said representation alleging serious fraud.

4. Looking to the prayer made in this petition, it would be appropriate to direct the Director, Serious Fraud Investigation Officer (SFIO)



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(respondent No.2), to consider the said representation (vide Annexure P-7) of the petitioner and take decision by passing a speaking order and thereafter, if a serious fraud is found then to proceed ahead u/s 212 of the Act of 2013, in accordance with law. The Director is free to take decision either way depending upon the facts and circumstances.

5. Accordingly, petition stands disposed of.

(SHEEL NAGU)
CHIEF JUSTICE

(SANJIV BERRY)
JUDGE

March 24, 2026
narotam

Whether speaking/reasoned	Yes/No
Whether reportable	Yes/No