



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 03.01.2024.

Item No. 237.15

Intimation of withdrawal of Appeal no. 778 of 2022 filed by Chandra Auto Engineers Pvt. Ltd. and DD Sales Corporation against the registration of the project.

Promoter: Ferrous Township Pvt. Ltd.

Project: "Ferrous Megapolis City Phase 1".

Reg. No: HRERA-PKL-FBD-373-2022 dated 04.11.2022 valid upto 02.01.2025.

Temp ID: RERA-PKL-1147-2022.

Present: Ms. Venket Rao, Advocate and Mr. Gambhir.

1. Ferrous Township Private Limited vide letter dated 21.12.2023 has submitted that project namely "Ferrous Megapolis City Phase 1" was registered by the Authority vide order dated 31.10.2022 and registration certificate bearing no. HRERA-PKL-FBD-373-2022 dated 04.11.2022 was issued for said project. Post approval of the registration, Chandra Auto Engineers Pvt. Ltd. and D.D. Sales Corporation (collectively referred as Appellants) preferred an Appeal before Hon'ble Haryana Real Estate Appellate Tribunal, bearing appeal no. 778 of 2022 titled as "Chandra Auto Engineers Pvt. Ltd. & Anr. Versus HRERA Panchkula & Anr." against the order dated 31.10.2022 and registration certificate dated 04.11.2022. Hon'ble Appellate Tribunal vide order dated 10.11.2022 passed an ex-parte direction to keep in abeyance the operation of order dated 31.10.2022 and RC dated 04.11.2022.



2. The promoter has informed that the appellants have settled their disputes with the promoter and on 20.12.2023, they have formally withdrawn the above referred appeal before Hon'ble Appellate Tribunal.
3. Request has been made that order dated 20.12.2023 may be taken on record and order dated 31.10.2022 and RC dated 04.11.2022 be restored
4. Another letter dated 21.12.2023 has been received from Chandra Auto Engineers Pvt. Ltd. submitting that M/s DD Sales Corporation and Chandra Auto Engineers Pvt. Ltd. had collectively filed the following proceedings:
 - i. Land partition proceedings before Hon'ble High Court of Punjab and Haryana at Chandigarh in CWP no. 25226/2013, CWP no. 22145/2013 CWP no. 22174/2013 and CWP no. 20448/2013 which was dismissed vide order dated 09.11.2023.
 - ii. Final order dated 09.11.2023 was challenged before Hon'ble High Court of Punjab and Haryana at Chandigarh in LPA no. 2046/2023, LPA no. 2047/2023, LPA no. 2048/2023 and LPA no. 2049/2023.
 - iii. The order dated 31.10.2022 granting approval and issuance of registration certificate no. HRERA-PKL-FBD-373-2022 dated 04.11.2022 by the Authority of the aforementioned project in appeal no. 778 of 2022 before Hon'ble HREAT.
5. It has been submitted that in view of the compromise deed dated 19.12.2023 executed between M/s Chandra Auto Engineers Pvt. Ltd. and M/s DD Sales Corporation with the developer namely; Ferrous Township Pvt. Ltd., the parties have mutually agreed to end all their inter-se disputes and have also withdrawn the above mentioned proceedings from the respective courts. Further, in view of the compromise deed dated 19.12.2023, appellant do not have any objection to restoration/grant of HRERA registration to the developer on the entire 102.194 acres project.
6. It is pertinent to mention that Authority vide order dated 11.12.2023 vide item no. 235.15 has decided to restore the RC no. RERA-PKL-FBD-373-2022 dated 04.11.2022 for construction and development works. However, Authority directed that there will be complete ban on sale, marketing and advertisement of the project and no further third party rights are to be created till next date of hearing, i.e., 05.02.2024.



7. M/s Ferrous Township Pvt. Ltd. vide another letter dated 22.12.2023 has submitted that during the meeting dated 11.12.2023, no direction with respect to ban on marketing and advertisement of the project was imposed by the Authority and directions passed were only to the effect of "unsold" inventory of the project. However, due to some error, in the written resolution/order it has been mentioned that there will be a complete ban on sale, marketing and advertisement of the project. Therefore, request has been made for rectification in the resolution dated 11.12.2023.

8. Authority observes that in view of the compromise deed dated 19.12.2023 executed between M/s Chandra Auto Engineers Pvt. Ltd. and M/s DD Sales Corporation with the developer namely; Ferrous Township Pvt. Ltd., the parties have mutually agreed to end all their inter-se disputes and have also withdrawn the above mentioned proceedings from the respective courts.

9. After consideration, Authority allowed sale, marketing and advertisement of the project. RC No. RERA-PKL-FBD-373-2022 dated 04.11.2022 had already been restored. Authority also observed that resolution dated 11.12.2023 was rightly passed and requires no rectification.

10. Mr. Venket Rao stated that for registration of remaining area, he will submit separate application.

11. Adjourned to 21.02.2024.

12. In case promoter/applicant furnishes the information before next date of hearing, their application may be considered by the Authority in its meeting on Wednesday following the date of such submission.



[Handwritten signature]
19/12/24

True copy

[Handwritten signature]

Executive Director,
HRERA, Panchkula

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.

LA Ashima