



# HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

## COMPLAINT NO. 1412 OF 2021

Shabd Prakash and Surbhi Choudhary .....COMPLAINANT

VERSUS

Ferrous Infrastructure Pvt. Ltd. ....RESPONDENT

**Hearing : 1<sup>st</sup> Re-hearing**

**CORAM: Dr. Geeta Rathee Singh  
Nadim Akhtar**

**Member  
Member**

**Date of Hearing: 22.11.2022**

**Present:** - Mr. Rishabh Jain, learned counsel for complainant through video conferencing.

Sh. Sourabh Goel, learned counsel for respondent through video conferencing.

### **ORDER (NADIM AKHTAR - MEMBER)**

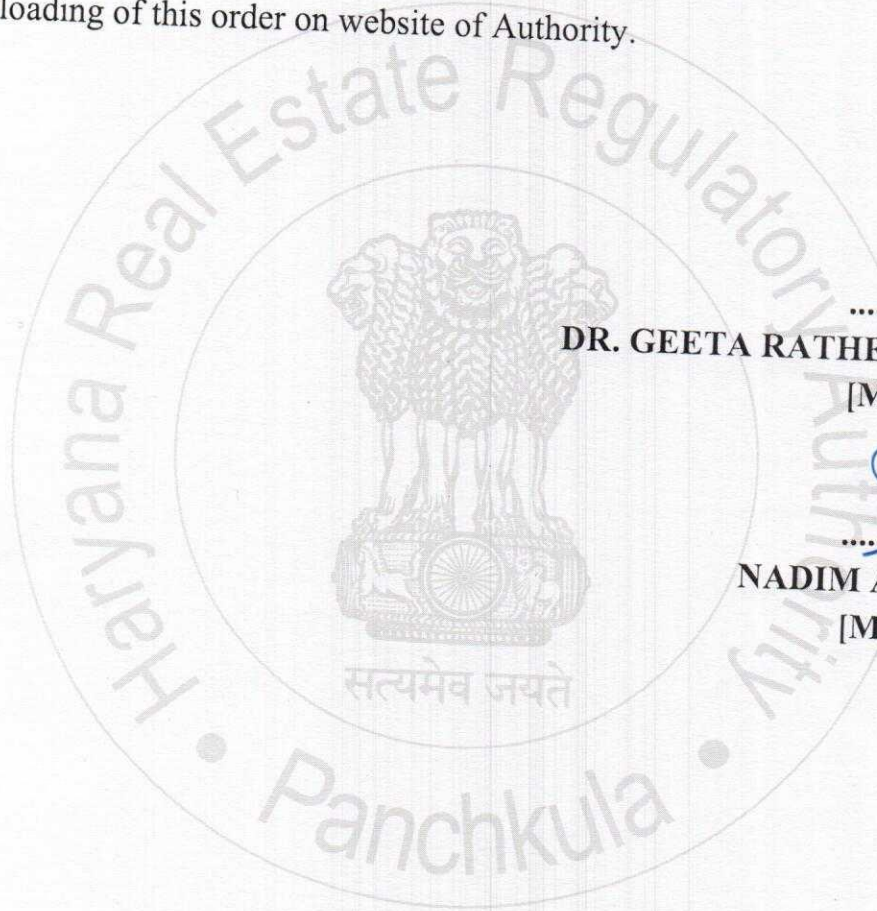
1. Captioned complaint has been disposed of vide orders of Authority dated 07.04.202, along with bunch of 14 complaint cases, with lead complaint case no. 828 of 2021, titled as "Sube Singh Yadav Vs M/s Ferrous infrastructure Pvt. Ltd."

2. Authority disposed of the present complaint with the order that possession of booked apartment shall be delivered by respondent-promoter to the allottee whenever they complete the project and obtain occupation certificate from authorities concerned. Also, since inordinate delay has already caused, respondent-promoter was ordered to pay upfront interest to all the allottees as per provisions of Section 18 of the RERA Act, 2016 and Rule 15 of RERA Rules, 2017. Accordingly, Allottee was entitled to upfront interest amounting to Rs. 10,65,911/- and monthly interest for each month of further delay caused @ Rs. 15,329/-.
3. Application dated 01.07.2022 has been filed by Mr. Abhay Jain, learned counsel for the complainant for rectification of order dated 07.04.2022 passed by the Authority, on the ground that upfront delay interest and monthly interest has been wrongly calculated. Thereafter, it was put up in Authority meeting and the case was re-opened and listed for hearing on 22.11.2022.
4. On perusal of record file and thorough verification, it has been found that there is no error as to calculation of upfront interest and further monthly interest. However, the fact that amount of EDC/IDC being paid by complainant has been deducted from total amount paid by complainant for the purpose of calculation of upfront interest and further monthly interest has been inadvertently left to be specified in the order dated 07.04.2022, passed by the Authority.



5. Accordingly, payment of upfront interest of an amount of Rs. 10,65,911/- and monthly interest for each month of further delay caused amounting to Rs. 15,329/- after deduction of EDC/IDC is hereby granted to the complainant and shall be paid by respondent within 90 days from uploading of this order on website of the Authority.

**Disposed of.** Files be consigned to record room of Authority after uploading of this order on website of Authority.



*Geeta*  
.....  
DR. GEETA RATHEE SINGH  
[MEMBER]

*Na*  
.....  
NADIM AKHTAR  
[MEMBER]