



## HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

### BEFORE ADJUDICATING OFFICER

#### Complaint No. 1189 of 2024

Pratibha

....COMPLAINANT

VERSUS

Ferrous Township Pvt. Ltd.

.....RESPONDENT

**Date of Hearing:-** 17.02.2025

**Hearing:-** 2nd

**Present:-** Mr. Shivam, husband of the complainant through VC.  
Mr. Gunjan Kumar, Adv., for the respondent.

#### ORDER

1. Today, the case is fixed for answering the query by the complainant raised by this Forum vide its detailed order dated 19.11.2024 which shall form part of this order, regarding maintainability of the complaint moreso of when execution of order of Hon'ble Authority already stood fully satisfied, complainant has also granted compensation under Section 71 of the Act, 2016 read with Rule 29 of Rules, 2017 and also because despite direction passed by learned predecessor of this Forum, vide order dated 18.07.2024, the complainant has not been approached

the Hon'ble Authority seeking additional interest on the delayed payment, if it is legally entitled to.

2. Mr. Shivam, husband of complainant, while appearing through VC has referred to IA filed on 13.02.2025 to say that vide letter dated 29.08.2024, Hon'ble Authority has directed the complainant to file application before Adjudicating Officer, hence he has moved present complaint.

3. This Forum has gone through letter dated 29.08.2024 which the husband of the complainant has referred to, but it does not speak about the direction given to the complainant to approach this forum. For ready reference, contents of letter are reproduced below:

*The above captioned executions complaints were placed before the Hon'ble Authority and the Hon'ble Authority decided to return the complaints to the complainant to rectify the following deficiencies within 15 days.*

1. *Original Affidavit of the complainant not in the file.*
2. *Proforma 'B' wrongly filed in Complaint instead of Adjudicating Officer.*

*In case the complainants failed to rectify the same in prescribed period, he shall be liberty to file fresh complaint. In case, fresh complaint is filed after removing deficiencies, fees paid will be adjusted.*

4. Having the above facts in mind, this forum holds that the complainant is not able to satisfy this forum as to how present complaint is maintainable. Consequently, the present complaint is **dismissed** being not maintainable.

5. Let, file be consigned to record room after uploading order on the website of the Authority.



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**MAJOR PHALIT SHARMA**  
**ADSJ (Retd.)**  
**ADJUDICATING OFFICER**  
**17.02.2025**