



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 2376 OF 2023

Raj Kumar Gupta

....COMPLAINANT

Versus

M/s Ferrous Infrastructure Pvt Ltd.

.....RESPONDENT

CORAM:

**Parneet S Sachdev
Nadim Akhtar
Dr. Geeta Rathee Singh
Chander Shekhar**

**Chairman
Member
Member
Member**

Date of Hearing: 21.08.2025

Hearing: 4th

Present: Mr. Dinesh Kumar Kakoria, Counsel for the complainant, through VC.
Ms Navjot Kaur, counsel on behalf of the Resolution Professional for the respondent.

ORDER (PARNEET S SACHDEV- CHAIRMAN)

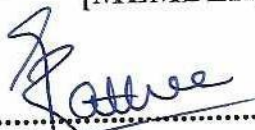
1. Present complaint was filed on 31.10.2023 by the complainant for revocation of registration of the respondent company before this authority. On this, Authority sought clarification from the complainant as to how being an allottee he is claiming a relief under section 7 and 8 of the RERA Act, 2016 as per last order dated 21.11.2024

2. Today, Mr. Dinesh Kumar Kakoria, Counsel for the complainant appeared in person and apprised the authority that the present complaint has been filed by the complainant for revoking the registration granted to the project "Beverly Homes" Project at sector-89, Phase 2 Faridabad. It was urged that the respondent has been indulging in deceptive practices and that the project in question has lapsed, thereby justifying that its registration may be revoked.
3. Ms. Navjot Kaur appeared on behalf of the Resolution Professional for the respondent and informed that she wants to file vakalatnama on behalf of respondent. Request allowed. Vakalatnama has been duly placed on record.
4. The Authority again enquired of the Ld. Counsel of the complainant as to which specific provision of the Act has been violated entitling the complainant to seek relief under Sections 7 and 8 of the Act
5. Despite ample opportunity granted the complainant has failed to demonstrate how present complaint is maintainable under Sections 7 and 8 of the Act. It is noteworthy here that the complainant has also filed a complaint seeking refund of the paid amount against the same unit in question by way of Complaint No. 3275 of 2023 before this Authority, which is being adjudicated separately.
6. Section 31 of the Act allows an aggrieved person to seek adjudication of his individual rights vis a vis the promoter, such as refund, compensation, possession, or interest. These are reliefs which restore or compensate the allottee for violation of his contractual or statutory rights under the Act. On the contrary, revocation of registration under Section 7 is not a relief available to an individual allottee, but a

regulatory measure directed towards the promoter as an entity, having wider implications for all stakeholders including other allottees, creditors, and financial institutions.

7. It is a settled principle that a "relief" is distinct from the "exercise of statutory powers." Relief aims at compensating or redressing the aggrieved person, whereas regulatory powers are exercised to ensure compliance, discipline, and deterrence. The Act does not provide that an allottee can seek "revocation of registration" as a relief in a complaint.
8. In view of the above discussion, this Authority holds that the present complaint, seeking revocation of registration of the respondent's project under Sections 7 and 8 of the Act, is not maintainable. Accordingly, the complaint stands dismissed.


CHANDER SHEKHAR
[MEMBER]


DR. GEETA RATHEE SINGH
[MEMBER]


NADIM AKHTAR
[MEMBER]


PARNEET S SACHDEV
[CHAIRMAN]