



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1477 OF 2025

Pratibha

....COMPLAINANT

Versus

Ferrous Township Pvt. Ltd

....RESPONDENT

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

Chairman
Member
Member
Member

Date of Hearing: 10.09.2026

Hearing: 2nd

Present: Mr. Shivam Bansal, authorized representative of the complainant through VC.
Ms. Ankita Saikia, counsel for the respondent through VC.

ORDER (PARNEET S SACHDEV - CHAIRMAN)

1. Today the case was fixed for arguments.
2. Authorized representative of the complainant appeared and submitted that the complainant had earlier filed Complaint No. 639 of 2020, which was decided vide order dated 15.03.2023, directing refund of ₹1,30,88,616/- inclusive of interest up to the date of the order.

3. As the said amount was not paid within the stipulated period, the complainant filed Execution No. 1452 of 2023. During the execution proceedings, the Respondent paid the decretal amount through three Demand Drafts. Id. Adjudicating Officer, vide order dated 18.07.2024, observed that further interest could not be calculated at that stage and permitted the Complainant to approach the Authority for its calculation. Pursuant thereto, the Complainant filed Complaint No. 1057 of 2024, which was returned for removal of deficiencies, and thereafter filed Complaint No. 1189 of 2024 (Adjudication). The said complaint was subsequently dismissed as not maintainable vide order dated 19.11.2024. The Complainant has accordingly sought further interest for the delayed payment of the decretal amount.
4. Authority has considered the submissions made by the Id. counsel and the material on record. It is observed that the claim for further interest arising on account of delayed satisfaction of the order dated 15.03.2023 is essentially a matter concerning execution of the said order. The same cannot be adjudicated by way of a fresh complaint before the Authority. The appropriate course would be to seek reopening/restoration of Execution No. 1452 of 2023, wherein the issue of further interest can be considered and adjudicated in the course of execution.
5. Accordingly, the present complaint is **disposed of** with liberty to the complainant to file an appropriate application for reopening of Execution No. 1452 of 2023 for adjudication of her claim for further interest.



6. File be consigned to the record room after uploading of the order on the website of the Authority.


CHANDER SHEKHAR
[MEMBER]


DR. GEETA RATHEE SINGH
[MEMBER]


NADIM AKHTAR
[MEMBER]


PARNEET S SACHDEV
[CHAIRMAN]