



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 109 OF 2021

Aruna SinghCOMPLAINANT

VERSUS

Ferrous Infrastructure Pvt. Ltd.RESPONDENT

Hearing: 6th

2. COMPLAINT NO. 112 OF 2021

Aruna SinghCOMPLAINANT

VERSUS

Ferrous Infrastructure Pvt. Ltd.RESPONDENT

Hearing: 6th

CORAM:

Rajan Gupta
Dilbag Singh Sihag

Chairman
Member

Date of Hearing: 22.04.2022

Present: -

Mr. Drupad Sanghwan, learned counsel for the complainants through VC (in all complaints)

Mr. Sourabh Goel, learned counsel for the respondents through VC (in both complaints)

ORDER (RAJAN GUPTA-CHAIRMAN)

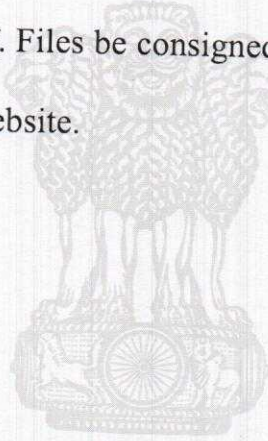
1. Learned counsel for the complainants stated during the hearing that the decision already taken by the Authority in bunch of cases with lead case Complaint No. 828 of 2021 titled as Sube Singh Yadav Versus M/s Ferrous Infrastructure Private Limited squarely covers the controversy involved in the above mentioned complaints. Hence, these complaints be disposed of in the same manner.
2. The Authority is satisfied that the issues and controversies involved in present complaints are of similar nature as bunch of cases with lead case Complaint No. 828 of 2021 titled as Sube Singh Yadav Versus M/s Ferrous Infrastructure Private Limited. Therefore, the captioned complaints are disposed of in terms of the order passed by Authority in Complaint no. 828 of 2021.
3. In furtherance of above mentioned observation, Authority would dispose of both these complaints with the order that possession of booked apartments shall be delivered by respondent-promoter to the allottees whenever they complete the project and obtain occupation certificate from authorities concerned. However, since inordinate delay has already been caused, respondent-promoters are 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. The upfront interest is being calculated from the due date of offering possession upto the date of passing this order i.e.



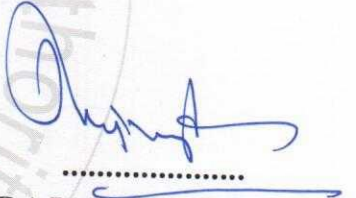
07.04.2022. Allottees would be further entitled to monthly interest for each month of further delay caused. Upfront interest and monthly interest payable to each complainant is shown in the table below:-


Sr. No.	COMPLAINT NO.	AMOUNT PAID BY THE COMPLAINANT (In Rs.)	DEEMED DATE OF POSSESSION	UPFRONT DELAY INTEREST CALCULATED BY AUTHORITY TILL 07.04.2022 (In Rs.)	FURTHER MONTHLY INTEREST (In Rs.)
1.	109/2021	21,09,292/-	11.10.2016	9,08,733/-	13,690/-
2.	112/2021	21,09,293/-	11.10.2016	9,08,733/-	13,690/-

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



सत्यमेव जयते


 RAJAN GUPTA
 [CHAIRMAN]


 DILBAG SINGH SIHAG
 [MEMBER]