



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1364 OF 2021

Bimlesh Kumari

....COMPLAINANT

VERSUS

Ferrous Infrastructure Pvt. Ltd.

....RESPONDENT

CORAM:

**Rajan Gupta
Dilbag Singh Sihag**

**Chairman
Member**

Date of Hearing: 10.05.2022

Hearing: 3rd

Present: -

Mr. Abhay Jain, learned counsel for the complainant
through video conferencing
None for the respondent

ORDER (RAJAN GUPTA - CHAIRMAN)

1. Learned counsel for the complainant stated during hearing that decision already taken by 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 complaint. Hence, this complaint will be disposed of in same terms.

2. The Authority is satisfied that the issues and controversies involved in present complaint are of similar nature as in 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 complaint is disposed of in terms of the order passed by Authority in Complaint no. 828 of 2021.

3. Since possession of booked apartments may be delivered by respondent-promoter to the allottee whenever they complete the project and obtain occupation certificate from authorities concerned. However, since inordinate delay has already been caused, respondent-promoter is ordered to pay upfront interest to the allottee 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 i.e., 11.09.2016 upto the date of passing this order i.e. 10.05.2022. Allottee would be further entitled to monthly interest for each month of further delay caused. Upfront interest and monthly interest payable to complainant is shown in the table below:-

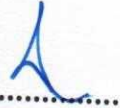
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Sr. No.	COMPLAINT NO.	AMOUNT PAID BY THE COMPLAINANT (In Rs.)	DEEMED DATE OF POSSESSION	UPFRONT DELAY INTEREST CALCULATED BY AUTHORITY TILL 10.05.2022 (In Rs.)	FURTHER MONTHLY INTEREST (In Rs.)
1.	1364/2021	23,03,857/-	11.09.2016	10,23,979/-	15,068/-

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



RAJAN GUPTA
[CHAIRMAN]



DILBAG SINGH SIHAG
[MEMBER]