



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 05.10.2020.

Item No. 111.09

(v) **Promoter :** Ferrous Infrastructure Pvt. Ltd.

Project : "Ferrous Beverly Homes" – Group Housing Colony on land measuring 11.85 Acres situated in Sector-89, Faridabad.

Temp ID: RERA-PKL-748-2019

Present: Sh. Sourabh Goel, Counsel for the promoter and Sh. Ashish Seth, Director of the Company through Video Conferencing.

1. Shri Sourabh Goel, learned counsel for the promoters and Shri Ashish Seth, Director of the promoter company appeared through Video Conferencing and stated that the due date for completion of the project in Form A to H is 31.12.2020. They requested that due to Covid-19 situation 6 months more time is required for completion of the project i.e. upto 30.06.2021.

2. Further, the construction of the project is complete and they are in a position to offer Fit-out possession to the allottees. However, this offer of possession will not be proper and legally valid. Another problem of the promoters is non-construction of EWS block which will take next 4-5 months.

3. Regarding non-renewal of the license, Shri Seth stated that they have paid all the dues for the entire area measuring 11.85 Acres. They are also planning to get 4.70 Acres (approx.) de-licensed from the Town



& Country Planning Department. Accordingly, some amount of license fee and EDC paid by them is due to be refunded to them. The department however is demanding more money on this account without making adjustment of refundable amount. He sought the indulgence of this Authority to ask the DTCP to take action on their application for early renewal of the license after making due adjustment as per the policy.

4. The Authority observes that out of 394 apartments, 360 apartments have been allotted and the entire amount has been received from the allottees. All the allottees are awaiting the possession of their apartments. Due to delay caused in dispute, delay interest would arise. In these circumstances, the department ought to deal with such matters expeditiously and without delay. The delay caused in handing over the possession in such matters increase the overall cost for the allottees as well as the promoters which is not in the interest of growth and development of real estate sector.

5. The Authority would expect that before the next date of hearing, a final decision about the pending application of the promoters for renewal of the license will be taken by the Director, Town and Country Planning Department. A statement in this regard should be filed by the Director, Town and Country Planning Department before the next date of hearing. Learned Chief Town Planner shall send a copy of this order to DTCP for necessary action.

6. Case is adjourned to 02.11.2020.

True copy



dm
Executive Director,
HRERA, Panchkula

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.

all
12/10/20

LA(Town)