



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 17.01.2022.

Item No. 163.17

Consideration of the applications received by the Authority for Registration of New Projects.

(i) **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 applicant/promoter.

1. The Authority vide its orders dated 20.12.2021 had observed that:-

****4. In view of various orders passed by Authority and after consideration of submissions made by Learned Counsel Sh. Sourabh Goel and promoter Sh. Ashish Seth, Authority observes that primary concern of the Authority is to have completed apartments delivered to the allottees. If case of the respondent is that the project is complete except the portion relating to EWS flats, then nothing prohibits them from offering possession to the allottees. Those allottees willing to take possession may do so and other allottees may wait till receipt of occupation certificate. The Authority further observes that renewal of licence at this stage is a mere formality which also can be discharged by depositing a small amount of fee of Rs. 26 lacs. In any case, the respondent company is not precluded from undertaking the construction work of EWS flats, which they have to construct. Without construction of EWS flats, occupation certificate will not be granted to them by Town & Country Planning Department. It is not understood why*



respondents are refusing to pay remaining small amount of Rs. 26.00 lacs licence renewal fees upfront. Instead, they are incurring a huge liability of paying delay interest to allottees of the project.

Looked at from any angle, it is the respondents only who are at fault by discharging their statutory obligations.

5. In order to protect interests of allottees and to generate their confidence in the project, the Authority directs the respondents as follows: -

- i. The respondents should organise a meeting with all the allottees of the project on 8th January, 2022 at 12:00 O'clock at the project site. Progress of the project should be informed to them. Further plan of action for completing remaining works be also brought to their notice. Detailed minutes of meeting should be prepared and submitted before this Authority.
- ii. A representative of Authority will also attend the meeting to note proceedings.
- iii. The promoter should individually deposit deficient licence fees of Rs.26 lacs. Further, this being an ongoing project, deficient registration fees etc. as recorded in opening paragraphs of this order should also be paid to the Authority without which this application cannot be considered.
- iv. Offer of possession should be made to all the allottees. Those allottees who wish to take possession may do so as per their choice. It should be clearly stated in the letter of offer of possession that the occupation certificate of the project will be obtained in due course of time when remaining portion of the project is also completed. Allottees who do not wish to take possession without receipt of occupation certificate therefore may wait.



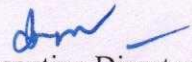
However, the applicant/promoter vide email dated 14.01.2022 has informed that they could not comply with the aforesaid orders of the Authority for the reason that Delhi Government has issued circular imposing a curfew and has directed all the offices to shut down due to massive COVID-19 situation. Since, office of the promoter company is also in Delhi, therefore, promoters have to close the office in compliance of the aforesaid orders of Delhi Government.

2. In furtherance of the above, Ld counsel for applicant/promoter seeks an adjournment to comply with the orders of the Authority.

3. Acceding to the request of Ld counsel, Authority adjourns the matter to 28.02.2022 directing them to comply with the orders of Authority dated 20.12.2021.

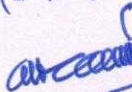
True copy




Executive Director,
HRERA, Panchkula

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

LA (Indu)


31/1/22