



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 02.05.2022.

Item No. 172.08

(iii) Promoter : Ferrous Township Pvt. Ltd.

Project: "Ferrous Megapolis City" – Residential Plotted Colony on land measuring 102.194 Acres at village Sihi and Mujheri in Sector-70 Distt. Faridabad.

Temp ID : RERA-PKL-957-2021

Present: Sh. Gourav Chopra, Senior counsel and Sh. Abhilaksh Grover, Counsel for applicant/ promoter along with Sh. Ashish Seth, Director of the company.

1. On 11.04.2022 and 12.04.2022 Authority had passed following orders:

"A miscellaneous application dated 11.02.2022 has been filed by applicant promoter seeking certain modifications in order dated 05.01.2022 passed by this Authority.

2. Learned counsel Shri Gaurav Chopra, referred to sub para (ix) of Para 14, page-18 of the orders, dated 05.01.2022, stating that inadvertently Authority has ordered that a clarification should be sought from Hon'ble High Court in respect of order dated 08.04.2021, whereas tone and tenor of entire order of Authority is that a clarification should be sought from Hon'ble High Court in regard to orders dated 13.09.2021 passed by the Hon'ble Single Judge.

3. Shri Gambhir, learned counsel appearing for intervener has no objection to the request made by learned counsel for promoters.

4. Authority observes that it had intended that clarification in respect of orders dated 13.09.2021 should be obtained by both parties, whereas inadvertently it was written that the orders dated 08.04.2021 passed by Hon'ble Division Bench should be got clarified. The error is hereby rectified. Both parties are directed to file an application before Hon'ble High Court for seeking clarification of orders dated 13.9.2021 as to whether it amounts to revival of stay order dated 1.7.2014 passed by Hon'ble Single



Bench or not. Orders dated 5.1.2021 of Authority stand modified to this extent.

5. Learned counsel Shri Gaurav Chopra further argued that total area of the colony is 102.194 acres out of which intervenor land owners are co-owners of only 2 acres. Learned counsel placed before the Authority lay out plan of the colony and stated that after partition four pieces of land have been allocated to the co-owners, earmarked in yellow, green, red and blue colours. Further, even if the claim of intervenor is accepted in toto, 13 plots in the licensed colony will come into their share. In order to protect interest of large number of other allottees and in overall interest of the project, Shri Chopra stated that the promoters are ready to earmark 13 plots in the colony at a location of the choice of the intervenor. He conceded that let intervenors tell them which 13 plots should be earmarked for them. Those plots will not be put up for sales pending outcome of proceedings before Hon'ble High Court. He stated that subject to this, project should be allowed to be registered so that interests of remaining allottees is protected since the project is lying in limbo for the last 6-7 years.

6. Authority asked learned counsel for intervenor to consider the request made by respondent promoters. On the face of it offer appears to be just and fair. Anyways, prayer of intervenors is that current allocation of the land made to them by way of partition is unfair and unjust and they should be allocated land at some appropriate location. If respondent-promoter is ready to reserve plots as per choice of the intervenor then rest of the colony could be allowed to be registered. Final allotment of the reserved plots in favour of the intervenor however will be subject to outcome of proceedings pending before Hon'ble High Court.

7. Authority considers that intervenor land owners should seriously consider the offer made by promoters. Learned counsel Shri Gambhir sought adjournment to seek instructions from his client.

8. Adjourned to 02.05.2022."

2. Today, Learned Counsel Shri Gaurav Chopra and Director Sh. Ashish Seth has verbally stated that they are ready and willing to reserve the plots in the colony. The promoter has also submitted written statement relevant part of which is as under:

"2) The total area of the colony, i.e., 102.194 acres, the intervenors can claim themselves to be co-owners of only 2 acres (approx.) of land which roughly translates to 4634 sq yds of plotted development.

3) The layout plan of the colony has already been tendered before this on'ble Authority and in pursuance to the offer made earlier, the promoter



is ready and willing and also agreeable to reserve and earmark the following plots in the colony.

Sr. No.	Plot Number	Plot Area (in sq. yds)
1	A-4	389.02
2	A-5	403.41
3	A-6	415.43
4	A-7	425.06
5	A-8	434.66
6	A-9	444.26
7	A-10	453.86
8	A-11	463.46
9	A-20	290.94
10	A-21	305.33
11	A-22	319.73
12	A-23	334.13
	Total	4679.29

4) As per the site plan/layout pan of the colony, the above-mentioned plots falling in Block A are located on a 45mts wide road. Alternatively, in case the intervenor chooses to get reserved/earmarked any other residential plot of his choice, the sum total of the area of which is commensurate with his entitlement as a co-owner to the extent of approx. 2 acres, in case the land had remained unpartitioned, the promoter undertakes and agrees to earmark/reserve any such plot/plots, subject to the approval of this Hon'ble Authority."

3. The Authority after considering the verbal and written statement of the promoter decided to grant opportunity of being heard to the intervenor and directed them to consider the statement made by the promoter.

4. Adjourned to 16.05.2022.

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.