



# HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: [www.haryanarera.gov.in](http://www.haryanarera.gov.in)

## 1. COMPLAINT NO. 2376 OF 2023

Raj Kumar Gupta

....COMPLAINANT

VERSUS

Ferrous Infrastructure Pvt. Ltd.

....RESPONDENT

## 2. COMPLAINT NO. 3275 OF 2022

Raj Kumar Gupta

....COMPLAINANT

VERSUS

Ferrous Infrastructure Pvt. Ltd

....RESPONDENT

## 3. COMPLAINT NO. 3276 OF 2022

Vimmy Gupta

....COMPLAINANT

VERSUS

Ferrous Infrastructure Pvt. Ltd

....RESPONDENT

## 4. COMPLAINT NO. 843 OF 2019

Manoj Kumar Gupta

....COMPLAINANT

VERSUS

Ferrous Infrastructure Pvt. Ltd

....RESPONDENT

**CORAM:** Parneet Singh Sachdev  
Nadim Akhtar  
Chander Shekhar

**Chairman**  
**Member**  
**Member**

**Date of Hearing:** 29.02.2024

**Hearing:** 1<sup>st</sup> (in complaint no. 2376 of 2023)

6<sup>th</sup> (in complaint no. 3275, 3276/ 22)

4<sup>th</sup> re-hearing (in complaint no. 843/2019)

**Present:** - Mr. Dinesh Kumar Kakoria, Advocate, counsel for complainants in all the complaints through VC

Ms. Pridhi Singla, Counsel for the Resolution Professional of the respondent in all captioned cases.

Mr. Hemant Saini, Counsel for M/s Newstone Realdevelopers Pvt. Ltd.

**ORDER (PARNEET SINGH SACHDEV - CHAIRMAN)**

1. Ld. Counsel for the complainants submitted that the project in the present complaints along with all its rights has been sold by M/s Ferrous Infrastructure Private Ltd to M/s Newstone Realdevelopers Pvt. Ltd vide sale deed dated 18.01.2023. Operation of said sale deed has already been stayed by the Authority vide order dated 28.02.2023. He requested the Authority to substitute/replace/implead M/s Newstone Realdevelopers Pvt. Ltd as respondent in the present complaints. He has further submitted that aforesaid project was neither the subject matter of company petition no. IB-20(ND)/2022, titled as



Leena Batra v/s Ferrous Infrastructure Private Limited nor it has taken over by the concerned IRP under its charge/control/possession.

2. He referred to order of the Authority dated 09.05.2023, wherein Mr. Hemant Saini filed his memo of appearance on behalf of M/s Newstone Realdevelopers Pvt. Ltd and requested to add M/s Newstone Realdevelopers Pvt. Ltd as party to the complaint. Ld. complainant counsel vehemently argued that the respondent in the present complaint be substituted from M/s Ferrous Infrastructure Private Ltd to M/s Newstone Realdevelopers Pvt. Ltd.
3. Ld. Counsel for the Resolution Professional submitted that the complainants can approach the IRP if there are any grievances. She sought a week's time to file detailed reply to the application submitted by the complainants.
4. Mr. Hemant Saini, Counsel for M/s Newstone Developers Pvt. Ltd, verbally submitted that he has no objection if M/s Newstone Developers Pvt. Ltd is impleaded as respondent in this case along with M/s Ferrous Infrastructure Pvt. Ltd but objected to substitution in place of respondent promoter. He further stated that he will file the reply to the applications filed by the complainants dated 28.02.2023 once he is made a party to the present complaints.



5. Considering the submissions made by parties, Authority is of the view that in the interest of justice and to safeguard the interest of the allottees, it is important to implead M/s Newstone Developers Pvt. Ltd as party to this complaint as the project has been sold to M/s Newstone Developers Pvt. Ltd.
6. Necessary amendments be made in the memo of parties by the complainants and same may be submitted in the registry with an advance copy to both the respondents.
7. Further counsel for resolution professional is directed to submit status of the project and information memorandum prepared by resolutional professional.
8. Cases are adjourned 16.05.2024

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PARNEET SINGH SACHDEV  
[CHAIRMAN]

  
.....  
NADIM AKHTAR  
[MEMBER]

  
.....  
CHANDER SHEKHAR  
[MEMBER]