



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 654 OF 2021

Ferrous Allottees Association

....COMPLAINANT

VERSUS

Ferrous Infrastructure Pvt. Ltd.

....RESPONDENT

CORAM: **Rajan Gupta**
 Dilbag Singh Sihag

Chairman
Member

Date of Hearing: 28.06.2022

Hearing: 5th

Present: - Adv. Rishabh Jain, learned counsel for the complainant through video conferencing
 Adv. Sourabh Goel, learned counsel for the respondent through video conferencing

ORDER (RAJAN GUPTA - CHAIRMAN)

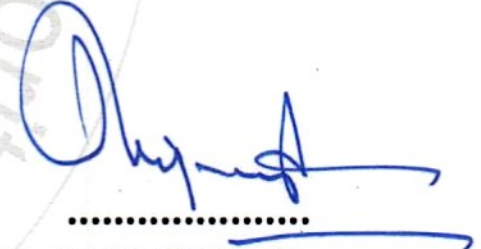
1. This complaint has been filed by an association of Allottees of the project of respondent company for taking over the project in accordance with provisions of Section 8 of the RERA Act, 2016.
2. Learned counsel for complainant submitted that association has support of 125 allottees out 434 allottees of the project, and they are in the process of attaining two-third majority as required by Section 8 of the RERA Act.

3. The respondent's case is that if the association is able to muster majority of the allottees, they will have no objection in handing over the project to them for completion at their own level. However, he submitted this is a pre mature complaint at this stage because today despite being 5th hearing, the association has not shown support of enough number of allottees.

4. Most important requirement for handing over of the project to association of allottees in pursuance of Section 8 of the RERA Act is that the association must have backing of atleast two third allottees.

5. So far the association has the support of only 125 allottees out 434 allottees of the project, the complainant association is directed to increase their membership. When they are about to reach majority figure, Authority will hold their hand and guide them through further process for taking over of the project.

Adjourned to 10.08.2022.


RAJAN GUPTA
[CHAIRMAN]


DILBAG SINGH SIHAG
[MEMBER]