



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. डब्ल्यू. डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

PROCEEDINGS OF THE DAY

69

Day and Date	Tuesday and 08.07.2025
Complaint No.	CR/1039/2024 Case titled as Shubnessh Batra VS Anant Raj Limited
Complainant	Shubnessh Batra
Represented through	S/Shri Rahul and Khush Kakra Advocates
Respondent	Anant Raj Limited
Respondent Represented	Ms. Shivani Dang Advocate
Last date of hearing	07.05.2025
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings

The present complaint has been filed on **18.03.2024** and registered as complaint bearing no. **1039** of **2024**. An application for dismissal of the complaint has been filed by the respondent on 17.07.2024 and the reply to the said application has been filed by the complainant on 25.09.2024.

Vide the said application for dismissal of the complaint, the respondent stated that the complaint is liable to be dismissed as the complainants seeks mutation/change of title/ execution of sale deed in their name on account of the death of Mrs. Sneh lata Batra. However, the complainants have failed to annex any death certificate with the complaint. Also, if Late Mrs. Sneh Lata Batra has died leaving behind a will , the complainants are obligated to produce the said will and if she died intestate, then the complainants are obligated to produce a relinquishment deed from all the legal heirs of Late Mrs. Sneh Lata Batra in favor of the complainants, so that in future no legal heir of her can initiate legal proceedings against the respondent for wrongfully changing the ownership/title of the plot in the complainant's name.

Succinct facts as per the complaint and the reply are as follows:

S.No.	Particulars	Details
-------	-------------	---------



HARERA
GURUGRAM

**HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM**

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. डब्ल्यू. डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

1.	Name of project	"Anant Raj Estate"
2.	Nature of project	Residential plot
3.	Location of project	Sector-63-A, Gurugram, Haryana.
4.	RERA Registered	Registered Vide registration no. 142 of 2017 dated- 28.08.2017 Validity upto: 27.08.2022
5.	DTCP Licence	License no. 119 of 2011 dated- 28.12.2011 License no. 71 of 2014 dated- 29.07.2014
6.	Allotment letter [In favour of Mr. Shubnesh Batra and Mrs. Sneha Lata batra]	23.09.2013 (As on page no. 41 of complaint)
7.	Plot Buyer Agreement	14.04.2014 (As on page no. 44 of complaint)
8.	Plot no.	226, Pocket-B (As on page no. 44 of complaint)
9.	Plot Area	364.896 sq. yards (As on page no. 44 of complaint)
10.	Possession Clause	Clause 4. COMPLETION <i>4.2 The Developer shall endeavor to handover possession of the Plot within 36 months from the date of execution of this Plot Buyer Agreement with a grace period of 6 months ("Tentative Handover date"). Notwithstanding the same, the Developer shall at all times be entitled to an extension of time from the Tentative Handover date, if the Completion of the Colony or the part/portion of the Colony where the said Plot is situated is delayed on account of any Force Majeure Event.</i> [Emphasis supplied] As on page no. 52 of complaint)



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी. डब्ल्यू. डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

11.	Due date of possession	14.10.2017 [Calculated 36 months from the date of execution of the Plot Buyer agreement + 6 months]
12.	Sale consideration	Rs.2,45,37,432/- (As on page no. 46 of complaint)
13.	Amount paid	Rs. 2,67,60,898/- (As per S.O.A dated 26.08.2022 on page no. 86 of complaint)
14.	Completion certificate	Not on record
15.	Offer of possession	09.05.2014 (As on page no. 77 of complaint)
16.	Conveyance deed	Not on record

Arguments heard.

No case of delayed possession charges is made out.

The counsel for the respondent states at bar that they are willing to execute the CD after depositing registration charges/stamp duty. Therefore, the respondents are directed to execute the CD in favour of the complainant.

Detailed order will follow. Matter stands disposed off.

Ashok Sangwan
Member

Arun Kumar
Chairman
08.07.2025