

PROCEEDINGS OF THE DAY		22
Day and Date	Friday and 18.04.2025	
Complaint No.	CR/1532/2024 Case titled as Mahesh Gupta and Ramesh Chand Agarwal VS Ansal Housing & Construction Limited	
Complainant	Mahesh Gupta and Ramesh Chand Agarwal	
Represented through	Shri Sunil Kumar Advocate	
Respondent	Ansal Housing & Construction Limited	
Respondent Represented	Shri Pushkar Yadav proxy counsel	
Last date of hearing	17.01.2025	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings		
The present complaint was filed on 08.05.2024 and the reply on behalf of respondent was filed on 30.07.2024.		
Respondent has stated that M/s Samyak Projects Pvt. Ltd. should be made a party.		
M/s Samyak Projects Pvt. Ltd is not a confirming party in allotment letter.		
Succinct facts of the case are as under:		
Sr. No.	Particulars	Details
1.	Name of the project	"Ansal Hub 83" in Sector 83, Manesar, Gurgaon.
2.	Unit no.	415 (Page no. 24 of complaint) Unit no. mentioned as 609 at customer ledger
3.	Unit admeasuring	417.28 sq. ft.

		(Page no. 24 of complaint)
4.	Date of allotment letter	26.11.2011 (page no. 24 of complaint)
5.	Possession clause	26. The Developer shall offer possession of the Unit anytime within a period of 36 months from the date of sanction of building plans or date of execution of allotment whichever is later , subject to force majeure circumstances such as God, fire, earthquake, flood, civil commotion, war, riot, explosion, terrorist, acts, sabotage or general shortage of energy labour equipment.....
6.	Due date of delivery of possession	26.11.2014 (Note: 36 months from date of allotment i.e., 26.11.2011 as the date of sanction of building plans are not known)
7.	Total sale consideration	Rs. 18,30,158/- (page 24 of complaint)
8.	Total amount paid by the complainant	Rs. 22,55,192/- (as per customer ledger at page no. 20 of complaint)
9.	Occupation certificate	Not obtained
10.	Offer of possession	Not Offered

Both the parties agree to file written submissions within a period of 2 weeks with an advance copy to each other.



HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

CA 1532/2024

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Order reserved.

Matter to come up on **18.07.2025** for pronouncement of order.

Ashok Sangwan
Member
18.04.2025