

PROCEEDINGS OF THE DAY		49
Day and Date	Wednesday and 21.05.2025	
Complaint No.	CR/1872/2024 Case titled as Mehta Decor VS Ansal Housing Limited & Samyak Projects Private Limited	
Complainant	Mehta Decor	
Represented through	Shri Himanshu Gautam Advocate	
Respondent	Ansal Housing Limited & Samyak Projects Private Limited	
Respondent Represented through	Shri Hanu Mittal proxy counsel for R1 Ms. Apoorvi proxy counsel for R2	
Last date of hearing	19.03.2025	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings		
The present complaint has been filed on 20.05.2024 and registered as complaint no. 1872 of 2024 . Reply on behalf of respondent no.1 has been received on 04.09.2024 and reply on behalf of respondent no.2 has been received on 12.09.2024 .		
Succinct facts as per the complaint and the reply are as follows:		
S.No.	Particulars	Details
1.	Name of project	“Ansal Hub 83 Boulevard”
2.	Location of project	Sector-83, Gurugram.
3.	Nature of project	Commercial shop
4.	DTCP License	License no. 71 of 2010 Dated-15.09.2010



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हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

CR/1872/2024

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

5.	HRERA registered	Not registered
6.	Allotment letter	Not on record
7.	Unit no.	F-163, Type-Shop, Floor-1 st (As on page no. 18 of complaint)
8.	Unit Area	189.50 sq.ft. [carpet Area] (As on page no. 18 of complaint)
9.	Agreement for sale [Between complainant, respondent no.1 and respondent no.1 was the confirming party]	23.10.2019 (As on page no. 15 of complaint)
10.	Possession clause	5. Time is Essence The Vendor shall abide by the time schedule for completing the project as disclosed at the time of registration of the project with the Authority and towards handing over the said unit alongwith parking (if applicable) to the vendee and the common areas to the association of vendees or the competent authority, as the case may be, as provided under Rule2(1)(f) of the Rules, 2017. (As per BBA at page no. 25 of complaint)
11.	Due date of possession	30.06.2021 (31.12.2020- As mentioned on the RERA's website + 6 months on account of Covid-19)



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CR/18-12/2024

New PWD Rest House, Civil Lines, Gurugram, Haryana

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12.	Sale consideration	Rs.32,05,128.44/- (As on page no. 18 of complaint)
13.	Amount paid	Rs.28,20,819/- (As per payment receipts)
14.	Occupation certificate	Not obtained
15.	Offer of possession	Not offered

The complainant has sought following relief(s):-

1. D.P.C.
2. Direct the respondents to complete the project and offer possession of the unit alongwith all the promised amenities and facilities.
3. Execute the conveyance deed in favour of the complainant.
4. Direct the respondents to commit a date for offering the possession by submitting an affidavit before the Authority.

Arguments heard.

Order reserved.

Parties may file brief written submissions within a period of 2 weeks with an advance copy to each other.

Matter to come up on **23.07.2025** for pronouncement of order.

Ashok Sangwan
Member
21.05.2025