



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

38

Day and Date	Wednesday and 02.04.2025
Complaint No.	CR/1904/2024 Case titled as Alok Nagapal And Shobha Khatri VS Ansal Properties And Infrastructure Private Limited
Complainant	Alok Nagapal And Shobha Khatri
Represented through	Ms. Monika Advocate
Respondent	Ansal Properties And Infrastructure Private Limited
Respondent Represented	None
Last date of hearing	22.01.2025
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings

The present complaint has been filed on **07.05.2024** and registered as complaint no. **1904** of **2024**. Reply on behalf of the respondent has been received on **10.06.2024**.

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

S.No.	Particulars	Details
1.	Name of project	"Esencia"
2.	Location of project	Sector-67, Gurugram.
3.	RERA Registered	Registered Vide registration no. 313 of 2017 Dated-17.10.2017
4.	DTCP License	License no. 26 of 2012 Dated: 27.03.2012
5.	Allotment letter [Note: The unit was originally allotted to Mr. Pawan, thereafter	01.04.2010 (As on page no. 19 of complaint) [Note: In favour of the original owner]



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CR/1904/224

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	transferred to the second buyer namely Mr. Bharat Jain and afterwards to the complainants]	
6.	Plot No.	0711-B-0680 (As on page no. 33 of reply)
7.	Plot Area	419.796 sq.yards. (As on page no. 33 of reply)
8.	Plot Buyer's Agreement	12.11.2010 (As on page no. 33 of complaint) [Note: Executed between the respondent and the second buyer Mr. Bharat Jain]
9.	Transfer letter in favour of the complainants	02.01.2013 (As on page no. 58 of complaint)
10.	Possession Clause	Clause 5 POSSESSION OF PLOT 1 Subject to Clause 5.2 and subject further to all the buyers of the Plots in the Residential Colony making timely payment, the Company shall endeavor to complete the development of Residential Colony and the Plot as far as possible within 24 (Twenty Four) months with an extended period of (6) six months from the date of execution of this plot buyer agreement. [Emphasis supplied] (As on page no. 40 of reply)
11.	Due date of possession	12.05.2013 [Calculated 24 months from date of execution of plot buyer agreement + 6 months grace period]



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12.	Sale consideration	Rs.63,00,000/- (As on page no. 36 of reply)
13.	Amount paid	Cannot be ascertained
14.	Completion certificate	Not on record Not available on TCP website
15.	Offer of possession	04.09.2013 (As on page no. 67 of complaint)
16.	Possession certificate	24.04.2023

Case has been called out but no one has appeared on behalf of the respondent today. The complaint was filed 10 months ago and there is no justification in adjourning the matter any further. However, in the interest of justice, the parties may file written submissions within a period of 2 weeks with an advance copy to each other. The respondent shall also file updated statement of account after adjusting DPC and the complainant shall also file the total payments made to the respondent in tabular form.

Matter reserved for 23.04.2025 for pronouncement of order.

Later on Ms. Anupriya Deshwal proxy counsel has appeared on behalf of the respondent and states that respondent company is under insolvency in IB 558 (ND)/2024 passed by Hon'ble NCLT Delhi on 25.02.2025.

Ashok Sangwan
Member
02.04.2025