

**PROCEEDINGS OF THE DAY**
**70**

Day and Date

Tuesday and 29.07.2025

Complaint No.

CR/2115/2024 Case titled as Usha Rani Garg and Lokesh Garg and Preeti Ojha VS Ansal Housing and Construction Limited &amp; Samyak Projects Private Limited

Complainant

Usha Rani Garg and Lokesh Garg and Preeti Ojha

Represented through

Shri Himanshu Gautam Advocate

Respondent

Ansal Housing and Construction Limited &amp; Samyak Projects Private Limited

Respondent Represented through

 None for R1  
 Ms. Sanya Arora Advocate for R2

Last date of hearing

13.05.2025

Proceeding Recorded by

Naresh Kumari and HR Mehta

**Proceedings**

The present complaint was filed on 23.05.2024 and the reply on behalf of R1 was received on 13.08.2024 & R2 has filed the reply to the main complaint on 14.07.2025.

Succinct facts of the case as per pleadings and annexures are as under:

| S. No. | Particulars               | Details                                     |
|--------|---------------------------|---------------------------------------------|
| 1.     | Project name and location | Ansals Hub 83 Boulevard, Sector 83 Gurugram |
| 2.     | Project area              | 2.60acres                                   |
| 3.     | Nature of project         | Commercial Project                          |
| 4.     | RERA                      | Registered                                  |



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**GURUGRAM**

**HARYANA REAL ESTATE REGULATORY AUTHORITY**  
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हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

|     |                                      |                                                                                                                                                                             |
|-----|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | registered/not registered            | 09/2018 Dated 08.01.2018                                                                                                                                                    |
| 5.  | DTPC license no. & validity status   | License No. 71 of 2010 dated 15.09.2010                                                                                                                                     |
| 6.  | Date of execution of BBA             | 22.03.2019 (R2 not the confirming party)<br>[pg. 15 of complaint]                                                                                                           |
| 7.  | Unit No.                             | F-60<br>[pg. 18 of complaint]                                                                                                                                               |
| 8.  | Unit area admeasuring                | 290.51 sq ft<br>[pg. 18 of complaint]                                                                                                                                       |
| 9.  | Possession clause                    | <b>5 Time is essence</b><br><i>Time schedule for completing the construction of the project as disclosed at the time of registration of the project with the authority.</i> |
| 10. | Due date of Possession               | 31.06.2021<br>Registration was valid until 31.12.2020 + 6 months grace period allowed due to covid-19                                                                       |
| 11. | Sale consideration                   | ₹ 32,19,654/-<br>[pg. 18 of complaint]                                                                                                                                      |
| 12. | Total amount paid by the complainant | ₹ 5,06,000/-<br>Paid 15 % of the TSC<br>[As per the sum of receipts]                                                                                                        |
| 13. | Offer of Possession                  | NA                                                                                                                                                                          |
| 14. | Occupation Certificate               | NA                                                                                                                                                                          |

The complainant is seeking delayed possession charges and possession of the unit.

Arguments heard.

Order reserved.

Parties may file brief written submissions within a period of 2 weeks with an



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advance copy to each other.

Matter to come up on 26.08.2025 for pronouncement of order.

Ashok Sangwan  
Member

Arun Kumar  
Chairman  
29.07.2025