

PROCEEDINGS OF THE DAY		44
Day and Date	Tuesday and 20.01.2026	
Complaint No.	CR/2229/2024 Case titled as Ajay Verma VS Elan Limited	
Complainant	Ajay Verma	
Represented through	Shri Sushil Yadav Advocate	
Respondent	Elan Limited	
Respondent Represented	Shri Ishaan Dang Advocate	
Last date of hearing	15.01.2026	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings The present complaint has been received on 15.03.2024 and registered as complaint no. 2229 of 2024 and the reply on behalf of respondent was received on 17.09.2024. In the present complaint, the complainant is seeking relief of possession along with the delay penalty payment as per letter dated 01.05.2023. The complainant is also seeking directions to restrain the respondent from doing structural damages to the unit as the walls of the unit has been demolished by the respondent despite paying a considerable amount. The counsel for the respondent states that the respondent has obtained the occupation certificate on 31.10.2023 and intimated the complainant about the same on 03.11.2023 and send several reminders to the complainant to pay the outstanding dues but the complainant has not paid the outstanding dues. Though a pre-cancellation letter was issued on 12.12.2023.		



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

Arguments heard.

The respondent is directed to hand over the physical possession of the unit to the complainant within one month and the complainant shall pay the outstanding dues to the respondent. Further the respondent is directed to execute the CD.

Detailed order will follow. Matter stands disposed of.


P.S. Saini
Member


Arun Kumar
Chairman
20.01.2026