

PROCEEDINGS OF THE DAY		61
Day and Date	Tuesday and 04.03.2025	
Complaint No.	CR/2794/2023 Case titled as Santosh Kumari and Om Singh VS Ansal Housing And Construction Limited & Samyak Projects Pvt Ltd. & MNC Probuild Pvt Ltd.	
Complainant	Santosh Kumari and Om Singh	
Represented through	Complainant No.2 in person with Shri Harshit Batra Advocate	
Respondent	Ansal Housing And Construction Limited & Samyak Projects Pvt Ltd. & MNC Probuild Pvt Ltd.	
Respondent Represented through	Shri Amandeep Kadyan Adv. for R1 with Shri Dushyant Arora AR Shri Shanker Wig and Ms. Sanya Arora Advocate for R2	
Last date of hearing	26.11.2024	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings The present complaint was filed on 16.06.2023 and reply on behalf of respondent no. 1 was filed on 16.11.2023. No reply has been filed by respondent no. 3 till date respondent no. 2 has filed short affidavit along with application under O7 R11 dated 15.05.2024. 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



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM *CR/2794/2023*
हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

3.	Nature of project	Commercial Project
4.	RERA registered/not registered	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 buyer agreement	11.12.2014 (page no 37 of complaint)
7.	Unit No.	G-108 (Page no. 41 of complaint)
8.	Unit area admeasuring	249 sq. ft. (Page no 41 of complaint)
9.	BBA w.r.t. new unit	13.02.2018 (page no. 61 of complaint)
10.	New unit no.	G-172 (page no. 66 of complaint)
11.	New unit area	283 sq. ft. (page no. 66 of complaint)
12.	Possession clause	Clause 30 of new BBA <i>The Developer shall offer of the unit any time a period of 42 months from the date of execution of agreement or within 42 months from the date of obtaining all the required sanctions and approval necessary for commencement of construction, whichever is later, further there shall be a grace period 6 months allowed to the developer over and above the period of 42 months.</i>
13.	Due date of Possession	13.02.2022 (Calculated from the date of Execution of Agreement including grace period of 6 months)
14.	Sale consideration	Rs. 40,40,557/- (as per customer ledger dated 23.09.2018 at Page no 115 of complaint)
15.	Total amount paid by the complainant	Rs. 29,82,722/- (as per customer ledger dated 23.09.2018 at Page no 114 of customer ledger)

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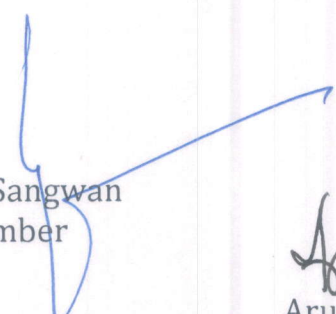
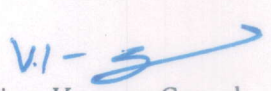
16.	Offer of Possession	NA
17.	Occupation Certificate	NA

Argument heard.

Order reserved.

In the meanwhile, both the parties may file written submissions within 3 weeks with an advance copy to each other.

Matter to come up on 13.05.2025 for pronouncement of order.


Ashok Sangwan
Member
Arun Kumar
Chairman
04.03.2025
Vijay Kumar Goyal
Member