

New PWD Rest House, Civil Lines, Gurugram, Haryana

PROCEEDINGS OF THE DAY		22																		
Day and Date	Tuesday and 14.10.2025																			
Complaint No.	CR/3023/2024 Case titled as Kusum Lata Sharma VS Ansal Housing and Construction Limited & Ish Kripa Properties Private Limited																			
Complainant	Kusum Lata Sharma																			
Represented through	Shri Harshvardhan Advocate																			
Respondent	Ansal Housing and Construction Limited & Ish Kripa Properties Private Limited																			
Respondent Represented through	Shri Yogita Malik proxy counsel for R1 Shri Lucky Chauhan proxy counsel for R2																			
Last date of hearing	02.09.2025																			
Proceeding Recorded by	Naresh Kumari and HR Mehta																			
Proceedings The present complaint has been received on 05.07.2024 and till date no reply has been filed by the respondent no. 1. R2 filed application for dismissal of complaint on 25.07.2024. Succinct facts of the case as per complaint and annexures are as under: <table> <tr> <th>Sr. No.</th> <th>Particulars</th> <th>Details</th> </tr> <tr> <td>1.</td> <td>Name of the project</td> <td>"Estella", Sector 103, Gurugram.</td> </tr> <tr> <td>2.</td> <td>Total area of the project</td> <td>15.743 acres</td> </tr> <tr> <td>3.</td> <td>Nature of the project</td> <td>Group housing colony</td> </tr> <tr> <td>4.</td> <td>DTCP license no.</td> <td>17 of 2011 dated 08.03.2011 valid up to 07.03.2015</td> </tr> <tr> <td>5.</td> <td>Name of licensee</td> <td>Rattan Singh and 9 others</td> </tr> </table>			Sr. No.	Particulars	Details	1.	Name of the project	"Estella", Sector 103, Gurugram.	2.	Total area of the project	15.743 acres	3.	Nature of the project	Group housing colony	4.	DTCP license no.	17 of 2011 dated 08.03.2011 valid up to 07.03.2015	5.	Name of licensee	Rattan Singh and 9 others
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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

6.	Registered/not registered	Extension granted vide no.- 09 of 2019, dated:25.11.2019 Valid till:17.08.2020 (Validity of registration has expired)
7.	Unit no.	L-0301 [pg. 39 of complaint]
8.	Area of the unit	1945 sq. ft. [pg. 39 of complaint]
9.	Date of BBA signed by R1 & 2	20.03.2013 [pg. 35 of complaint]
10.	Possession clause	30. <i>The developer shall offer possession of the unit any time, within a period of 36 months from the date of execution of the agreement or within 36 months from the date of obtaining all the required sanctions and approval necessary for commencement of construction, whichever is later subject to timely payment of all dues by buyer and subject to force majeure circumstances as described in clause 31. Further, there shall be a grace period of 6 months allowed to the developer over and above the period of 36 months as above in offering the possession of the unit."</i> (Emphasis supplied) [pg. 46 of complaint]
11.	Due date of possession	20.09.2016 (Note: 36 months from date of agreement i.e., 20.03.2013 as date of start of construction is not known + 6 months grace period allowed being unqualified)
12.	Sale consideration as per BBA at page 39 of complaint.	₹ 35,01,000/-
13.	Total amount paid by the complainant	₹ 40,92,343/-
14.	Offer of possession	Not offered
15.	Occupation certificate	Not obtained

Case has been called out but no one has appeared on behalf of the complainant today.

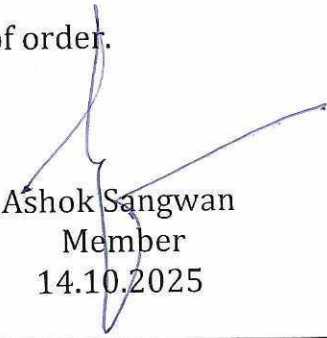
Previous cost has not been paid by the respondent.

The proxy counsel for R1 states that arguing counsel is not available and requests that the matter may be adjourned.

The Authority observes that the complaint was filed on 05.07.2024 which is more than 1 year and 2 months ago. The pleadings are on record. There is no justification is delaying the matter any further. However, in the interest of justice, both the parties may file brief written submissions within 2 weeks with an advance copy to each other.

Matter to come up on **04.11.2025** for pronouncement of order.


P.S. Saini
Member


Ashok Sangwan
Member
14.10.2025