



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		69
Day and Date	Tuesday and 04.03.2025	
Complaint No.	CR/3460/2023 Case titled as Poonam Verma VS Ansal Housing Limited & Samyak Projects Private Limited	
Complainant	Poonam Verma	
Represented through	Shri Himanshu Gautam Advocate	
Respondent	Ansal Housing Limited & Samyak Projects Private Limited	
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 01.08.2023 and the reply on behalf of R1 was received on 09.11.2023 & R2 has not yet filed the reply to the main complaint rather have filed a short affidavit along with application under 07 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
3.	Nature of project	Commercial Project
4.	RERA	Registered



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	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 buyer agreement	30.12.2014 [pg. 14 of complaint]
7.	Unit No.	G-076 [pg. 18 of complaint]
8.	Unit area admeasuring	312 sq ft [pg. 18 of complaint]
9.	Possession clause	Clause 30 of 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>
10.	Date of commencement of construction as per Customer ledger dated 18.08.2023 at page 38 of complaint	15.12.2014
11.	Due date of Possession	30.12.2018 (Calculated from the date of Execution of Agreement being later) (Grace period of 6 months is allowed being unqualified).
12.	Sale consideration	₹ 49,53,789/-



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		[As per customer ledger dated 18.08.2023 at pg. 38 of complaint]
13.	Total amount paid by the complainant	₹ 37,63,205/- Paid 75 % of the TSC [As per customer ledger dated 18.08.2023 at pg. 38 of complaint]
14.	Offer of Possession	NA
15.	Occupation Certificate	NA

Note: As per BBA dated 30.12.2014, the complainant was liable to pay 5% of the sale consideration on offer of possession.


Argument heard.

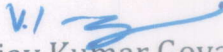
Order reserved.

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