

PROCEEDINGS OF THE DAY		80
Day and Date	Tuesday and 04.03.2025	
Complaint No.	CR/4402/2023 Case titled as Navist Lal VS Ansal Housing And Construction Limited & Samyak Projects Private Limited	
Complainant	Navist Lal	
Represented through	Complainant in person	
Respondent	Ansal Housing And Construction 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 22.09.2023 and the reply on behalf of R1 was received on 10.04.2024 & R2 has not yet filed the reply to the main complaint rather have filed a short affidavit with application under O7 R11 of CPC, 1908 dated 28.03.2024. 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

	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	05.12.2014 [pg. 19 of complaint]
7.	Unit No.	F-034 [pg. 23 of complaint]
8.	Unit area admeasuring	542 sq ft [pg. 23 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.	Due date of Possession	05.12.2018 (Calculated from the date of Execution of Agreement, as no document w.r.t date of start of construction placed on record) (Grace period of 6 months is allowed being unqualified).
11.	Sale consideration	₹ 58,07,299/- [pg. 39 of complaint]
12.	Total amount paid by the complainant	₹ 55,85,567/- Paid 96 % of the TSC [As per the sum of receipts]



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

CR/4402/2023

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

13.	Offer of Possession	NA
14.	Occupation Certificate	NA

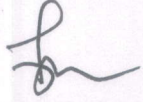
Argument heard.

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

V.1-3
Vijay Kumar Goyal
Member