



HARERA
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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

26

Day and Date	Wednesday and 26.04.2023
Complaint No.	CR/4680/2022 Case titled as Uma Vijay and Tanuj Vijay Vs Ansal Housing Limited
Complainant	Uma Vijay and Tanuj Vijay
Represented through	Shri Garvit Gupta Advocate
Respondent	Ansal Housing Limited
Respondent Represented	Shri Sparsh Chaudhary proxy counsel
Last date of hearing	25.11.2022
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings

The counsel for the complainant is seeking delayed possession charges and refund of labour cess. The due date for handing over the possession of the unit was 03.09.2017 and till date no occupation certificate has been received for the project. Therefore, the counsel for the complainant prays for grant of relief as stated above.

The counsel for the respondent states that as per the BBA dated 15.10.2012, M/s Samayak Projects Pvt. Ltd. is a necessary party and the complainants have not impleaded them. Therefore, the complaint is bad for non joinder of party.

The counsel for the complainant states that the BBA has been signed only between the complainant and the respondent i.e. between Ansal Housing and Construction Ltd. and the complainant and M/s Samayak Projects Pvt. Ltd. has only signed as confirming party. Further, the respondents are not taken this issue in their reply. Therefore, M/s Samayak Projects Pvt. Ltd is not a necessary party.



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Arguments heard.

The respondent may file written submissions within a period of 2 weeks with an advance copy to the complainant.

Order reserved.

Matter to come up on **19.07.2023** for pronouncement of order.

Ashok Sangwan
Member
26.04.2023