



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

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Day and Date	Tuesday and 01.04.2025
Complaint No.	CR/517/2024 Case titled as Jagat Singh VS Samyak Projects Private Limited & Ansal Housing & Construction Limited
Complainant	Jagat Singh
Represented through	Shri Rohan Agarwal Advocate
Respondent	Samyak Projects Private Limited & Ansal Housing & Construction Limited
Respondent Represented through	Shri Amandeep Kadiyan Adv. for R2 Ms. Sanya Arora Adv. for R1
Last date of hearing	17.12.2024
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings

The present complaint was filed on 13.02.2024 and reply on behalf of respondent was received on 13.03.2024.

Succinct facts of the case as submitted in the complaint and reply are as under:

Sr. No.	Particulars	Details
1.	Name of the project	"Ansal Hub 83 Boulevard", Sector-83, Gurugram
2.	Total area of the project	2.60 acres
3.	Nature of the project	Commercial complex part of residential colony
4.	DTCP license no.	113 of 2008 dated 01.06.2008 valid up to and 71 of 2010 dated 15.09.20210 valid up to
5.	Name of licensee	Buzz Estate Pvt. Ltd. & others.
6.	Registered/not registered	Registered vide no. 09 of 2018 dated 08.01.2018 for 2.80 acres



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		Valid up to 31.12.2020
7.	Unit no.	F-011 [pg. 45 of complaint]
8.	Area of the unit	323 sq. ft. [pg. 45 of complaint]
9.	Date of execution of allotment letter	05.12.2014 [pg. 43 of complaint]
10.	Possession clause	Clause 30. <i>30. The Developer shall offer possession of the Unit any time within a period of 42 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 42 months as above in offering the possession of the Unit.</i> (Emphasis supplied) [page 49 of complaint]
11.	Due date of possession	20.02.2019 (Note: 42 months from date of environmental clearance i.e., 20.02.2015 + 6 months of grace period is allowed)
12.	Sale consideration	Rs.31,88,969/- (as per page 53 of complaint)
13.	Total amount paid by the complainant	Rs.23,07,790/- (as per receipts at page no 54-62 of complaint)
14.	Environmental Clearance dated	20.02.2015 (as per page 2 of reply)
15.	Offer of possession	Not offered
16.	Occupation certificate	Not obtained

The counsel for the complainant has filed an application dated 07.06.2024 u/s 151 CPC seeking modification of order dated 23.05.2023 as ad-interim ex-parte order in favor of complainants, permanently restraining respondents to create any third-party rights pertaining to the unit and maintaining status -quo regarding title and possession of unit.



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The authority vide order dated 23.05.2023 directed the complainant to clear the outstanding payments within 45 days till then no cancellation shall be affected. The complainant contended that after the said order, the complainant visited and requested the respondent to take the payment and clear the dues but there is dispute regarding 8th and 9th installments paid by the complainant.

Arguments heard.

Order reserved.

Parties may file brief written submissions within a period of 4 weeks with an advance copy to each other.

Matter to come up on **01.07.2025** for pronouncement of order.

Ashok Sangwan
Member

Arun Kumar
Chairman
01.04.2025

Vijay Kumar Goyal
Member