PROCEEDINGS OF THE DAY	63
Day and Date	Tuesday and 11.03.2025
Complaint No.	CR/5312/2022 Case titled as Rajan Khana and Anu Khana VS Ansal Housing Limited
Complainant	Rajan Khana and Anu Khana
Represented through	Shri Khush Kakra Advocate
Respondent	Ansal Housing Limited
Respondent Represented through	Ms. Amandeep Kadiyan Advocate
Last date of hearing	26.11.2024
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings

The present complaint was filed on 02.08.2022 and the reply on behalf of respondent has not been filed till date. Defence of the respondent has already been struck off vide proceedings dated 03.11.2023.

Succinct facts of the case as per pleadings and annexures are as under:

S. No.	Particulars	Details
1.	Project name and location	Ansal Hub 83 Sector 83 Gurugram
2.	Date of execution of buyer agreement	Not executed
3.	Date of allotment letter (signed by both the parties)	12.10.2014 [pg. 31 of complaint]
4.	Unit No.	Resto-324 (Page no. 31 of complaint)
5.	Unit area admeasuring	2463.88 sq. ft. (Page no 31 of complaint)
6.	Possession clause	***Clause 26*** *The Developer shall offer of the unit any time period of 36 months from the date of execution agreement or the date of sanction of buildi*

		plan, whichever is later.
7.	Change of unit	28.10.2013 [pg. 75 of complaint]
8.	New unit	Resto-317 admeasuring 3092.75 sq. ft. [pg. 75 of complaint]
9.	Due date of Possession	15.12.2018 (due date calculated from the date of commencement of construction as the BBA has not been signed between the parties) (Grace period of 6 months allowed being unqualified)
10.	Sale consideration for new unit	₹1,36,34,852.29/- (pg. no 75 of complaint)
11.	Total amount paid by the complainant	₹1,15,31,176.87/- (as alleged by the complainant at pg. 12 of complaint)
12.	Offer of Possession	NA
13.	Occupation Certificate	NA

The complainant is seeking possession and delayed possession charges.

The counsel for the respondent states that occupation certificate has not yet obtained by the respondent and not yet offer the possession to the complainant.

Arguments heard.

Written submissions to be filed by both the parties within 15 days with an advance copy to each other.

Order reserved.

Matter to come upon 06.05.2025 for pronouncement of order.

Ashok Sangwan
Member

Vijay Kumar Goyal
Member

Arun Kumar
Chairman
11.03.2025