



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. सी. बिनाम गृह, सिविल लाईन्स, गुरुग्राम, हरियाणा

New PWD Rest House, Civil Lines, Gurugram, Haryana

PROCEEDINGS OF THE DAY

36

Day and Date	Wednesday and 10.09.2025
Complaint No.	CR/5514/2024 Case titled as Anu Baisoya VS Ansal Housing and Construction Limited & Samyak Projects Private Limited
Complainant	Anu Baisoya
Represented through	Sh. Himanshu Gautam Advocate.
Respondent	Ansal Housing and Construction Limited & Samyak Projects Private Limited
Respondent Represented through	Sh. Amandeep Kadiyan, Advocate for R1 Ms. Apporvi, proxy counsel for R2
Last date of hearing	13.08.2025
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings

The present complaint has been filed on **13.11.2024** and registered as complaint bearing no. **5514** of **2024**. Reply on behalf of respondent no.1 i.e., M/s. Ansal Housing and Construction Ltd has been received on **21.04.2025** and reply on behalf of respondent no.2 i.e., M/s. Samyak Projects Pvt Ltd has been received on **02.04.2025**.

Succinct facts as per the complaint are as follows:

S.No.	Particulars	Details
1.	Name of project	"Ansals Hub 83 Boulevard"
2.	Location of project	Sector-83, Gurugram.
3.	Nature of project	Commercial shop
4.	DTCP License	License no. 71 of 2010 Dated-15.09.2010
5.	HRERA registered	Registered



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CR/554/2024

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

		Vide registration no. 09 of 2018
6.	Allotment letter	Not on record
7.	Unit no.	S-009, Type-Shop (As on page no. 20 of complaint)
8.	Unit Area	312 sq.ft. [Sale Area] (As on page no. 20 of complaint)
9.	Builder Buyer Agreement	16.02.2015 (As on page no. 16 of complaint)
10.	Possession clause	30. <i>The Developer shall offer possession of the Unit any time, within 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 subject to timely payment of all the dues by Buyer and subject to timely payments of all the dues by Buyer and subject to force-majeure circumstances as described in clause 31. Further, there shall be a grace period of 6 months over and above the period of 42 months as above the period of 42 months as above in offering the possession of the Unit.</i> [Emphasis supplied] (As on page no.27 of complaint)
11.	Due date of possession	07.04.2019 [Calculated 42 months from the date of execution of agreement plus 6 months grace period is allowed]
12.	Payment plan	Construction linked
13.	Sale consideration	Rs.14,07,120/- (As on page no. 20 of complaint)



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CR/5614/2025

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. डब्ल्यू. डी. विन्धम गेट, सिविल लाईन्स, गुरुग्राम, हरियाणा

14.	Amount paid	Rs.15,80,000/- (As per payment receipts)
15.	Occupation certificate	Not obtained
16.	Offer of possession	Not offered

Arguments heard.

Order reserved.

Both the parties may file written submissions within a period of two weeks with an advance copy to each other.

Matter to come up on 01.10.2025 for pronouncement of orders.

Asfok Sangwan
Member
10.09.2025