

PROCEEDINGS OF THE DAY		76
Day and Date	Tuesday and 29.07.2025	
Complaint No.	CR/6042/2024 Case titled as Manu Sharma and Parvinder Singh VS Ansal Housing and Construction Limited & Samyak Projects Private Limited	
Complainant	Manu Sharma and Parvinder Singh	
Represented through	Shri Himanshu Gautam Advocate	
Respondent	Ansal Housing and Construction Limited & Samyak Projects Private Limited	
Respondent Represented through	Ms. Sanya Arora Advocate for R2	
Last date of hearing	08.07.2025	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings The present complaint has been received on 27.12.2024 and reply on behalf of the respondent no. 1 and 2 were filed on 21.05.2025. Succinct facts of the case as per complaint and annexures are as under:		
S. No.	Particulars	Details
1.	Name and location of the project	Ansals Hub 83 Boulevard, Sector 83 Gurugram
2.	Nature of the project	Commercial Project
3.	Project area	2.60acres
4.	DTCP license no.	License No. 71 of 2010 dated 15.09.2010
5.	RERA Registered/ not registered	Registered 09/ 2018 Dated 08.01.2018
6.	Unit no.	F-27 (As per page no. 18 of the complaint)



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हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

7.	Unit area admeasuring	161.91 sq. ft (As per page no. 18 of the complaint)
8.	Date of buyer agreement (R2 is not the party to contract)	07.04.2019 (As per page no. 15 of the complaint)
9.	Possession clause	7.1 <i>Schedule for possession of the said unit - The Vendor agrees and understands that timely delivery of possession of the said unit along with parking (if applicable) to the Vendee and the common areas to the association of vendees or the competent authority, as the case may be as provided under Rule 2(1)(f) of the Rules, 2017, is the essence of the Agreement.</i> (As per page no. 26 of the complaint)
10.	Due date of possession	30.06.2021 (31.12.2020- As mentioned on the RERA's website + 6 months on account of Covid-19)
11.	Total sale consideration	Rs.19,03,683/- (As per payment plan on page no. 18 of the complaint)
12.	Amount paid by the complainant	Rs.4,00,000/-
13.	Payment Plan (Schedule -C)	1. At the time of booking – Rs.89,285.71/- 2. On signing of Agreement for Sale – Rs.80,686.05/- 3. Within 60 days of signing of BBA- ₹1,69,971.76/- 4. On offer of Possession with other charge-Rs.13,59,774.10/- (As per schedule – C annexed with BBA at page no. 46 of complaint)
14.	Occupation Certificate	Not obtained
15.	Offer of possession	Not offered

Arguments heard.

Order reserved.

Parties may file brief written submissions within a period of 2 weeks with an



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advance copy to each other.

Matter to come up on 26.08.2025 for pronouncement of order.

Ashok Sangwan
Member

Arun Kumar
Chairman
29.07.2025